

8330 FATHOM CIRCLE #701

RECENT IMPROVEMENTS

- **HVAC:** Unit replaced 2019
- **Water Heater:** Unit replaced 2023
- **Electrical:** New interior electrical panel, May 2026; all light fixtures replaced
- **Kitchen:** New stainless steel dishwasher, stove, microwave; new sink fixtures; new cabinet paint; new glass tile backsplash; new hardwired under-cabinet lighting; new pantry door; new efficiency dual-pane sliding glass patio door with security feature under lifetime warranty; new flush ceiling lighting; new wall paint; new cabinet hardware
- **Downstairs Bathroom Renovation:** New step-in shower tile and fixtures; new toilet; new vanity backsplash; new towel fixtures; new paint throughout; new ventilation; new lighting; new door
- **Upstairs Bathroom Renovation:** Oversized step-in shower with new tile and fixtures; new floor tile; new vanity/mirror; new efficiency dual-pane sliding window; new ventilation; new toilet; new French doors to water closet; new paint throughout; new towel fixtures; new frosted-glass paned door and other new door leaving bathroom; new lighting
- **Master Bathroom and Walk-in Closet:** New French doors; new floor-to-ceiling custom shelves; new paint; new Berber carpet
- **Fireplace:** New stainless steel gas burner with glass rock feature; custom shelving and fresh paint around fireplace
- **Stairs and Upper Level Floor:** New bamboo plank flooring and new baseboards
- **Walls Throughout:** Fresh paint
- **Ceiling Throughout:** Fresh paint; downstairs new ceiling/texture and paint
- **Fans:** New designer ceiling fans throughout
- **Downstairs/Guest Bedroom:** New Berber carpet
- **Front Entry:** New designer front door with new nickel handle/lock set; new front porch light; new address numbers
- **Outdoor:** New drought-tolerant landscaping in front flower beds

THINGS WE LOVE ABOUT OUR HOME

- The home feels comfortable and spacious with a bedroom and full bathroom on each level, in a layout that provides privacy and useful spaces for everyone.
- Curling up in a reading nook in the upstairs bedroom, or laying back in the versatile loft that serves as a second living room, office or additional sleeping space for guests.
- The open-concept kitchen, dining and living area boasts beautiful, maintenance-free travertine stone flooring and a vaulted ceiling that expands the room.
- The kitchen's sleek glass backsplash, granite countertops, and stainless steel appliances, including a gas stove that cooks will love along with a useful butcher block corner counter.
- The primary (upstairs) bathroom's spa-sized shower and bench with a skylight above.
- Relaxing in your own private, fenced-in back patio with a convenient gate and the year-round shade of a Crepe Myrtle tree.
- The quiet condo community's large Live Oak trees, attentive maintenance, and convenient mail and trash facilities.
- Convenience of easy access to Hwy 183 and Spicewood Springs.
- H-E-B, restaurants and new Crunch Fitness gym are within walking distance.