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Top 5 reasons the seller has loved living at this property

1. We raised our children here – wonderful family life with so many memories.
2. We love Lake Travis – warm clear waters, expansive views, safer boating.
3. We love the home – the design, quality, views, northern exposure.
4. We love the property – beautiful large estate - yard, pool, dock, gardens, patios, etc.
5. We love the location – the neighbors and the Lakeway community, and the closest proximity to downtown Austin you can find on Lake Travis.

Top special features of this property

1. Incredible views inside and out. The views of the lake from the home are fantastic, as are the views of the home itself from the lake and pool.
2. It is a beautiful estate inside and out - the quality of the construction and finish out of the home is the best we could get, as is the large waterfront lot and location. The irrigation for the entire estate is provided by a filtered, automated pump system that pulls water from Lake Travis.
3. The location on Lake Travis is ideal. The private waterfront is a large, protected cove, the 10+ mile views are vast and beautiful across and beyond Arkansas Bend State Park almost to Mansfield Dam, and the stretch of the lake just outside the private cove to the east along the south shore is the best skiing area on the entire lake. Lake Travis is a very long (65 miles), wide, and deep lake with many places to go for food and fun and many lake events. It is much larger than Lake Austin with warmer waters, more expansive views, much more room with far less traffic and crowding, much quieter, fewer restrictions, better fishing, no hydrilla, and much safer boating.
4. The due-north exposure of the property is a “must have” feature in Austin - enjoy natural breezes from the north and south and great sunrises and sunsets without the sun baking you and the house all day through the many windows. Neighboring homes with western exposure spend most of the day with large, expensive, high-maintenance automated awnings and shades covering the windows to block the sun (and the views).

5. The architecture and design of the home is large yet very open, comfortable, and easy to navigate. It has a warm feel and flow with the highest end finish-out we could find. The media room location is ideal, and it is therefore used daily and casually (as opposed to being a distant “special destination” room that is rarely used). The formal dining room location with its expansive lake view is ideal – it is a beautiful and convenient overflow dining area for informal family get-togethers (Thanksgiving, Christmas, Easter, Birthdays, etc.) as well as a beautiful dining experience for more formal, smaller, and intimate dinners with friends that are often catered or private-chef events.
6. The home is very livable – the open layout and flow works very well for everyday family living activities as well as entertaining parties of 100 people or more with live music or other performances. The whole-home audio systems with individual volume control of all zones from every touch panel (or your mobile phone) – from the home itself all over the property including the boat dock – as well as lighting control and WiFi over the entire property, are excellent and convenient and easy to use. The exterior areas of the house are large, easily accessible, and flow together very comfortably (covered patios, outdoor dining and living areas with fireplace and ceiling fans, BBQ kitchen center with sink, counters, built-in DCS 52” gas grill with rotisserie and smoker, decks, pool cabana, shade arbor, pool, hot tub, etc.).
7. The finish-out is extremely high quality – featuring interesting and beautiful custom ceilings (each one is different), exotic wood and stone floors with many inlays and unique features, granite counters, stone columns, solid cherry doors and trim, high-end appliances, state-of-the-art electronics and smart home automation, LED and other art and ceiling accent lighting and niches, beautiful stained glass, incredible hand-crafted woodwork, and custom cabinetry throughout.
8. The unique custom designed, matching private boat dock is a destination in itself for relaxing and entertaining. It features a self-adjusting positioning system that allows the dock to self-adjust as the lake level varies, a 28’ hydro hoist boat slip, ramps for 2 jet skis, doggy stairs in/out of the water, plenty of room for dining tables and chairs, ceiling fans, sink, counter and hose bib with running water (integrated lake water pump), locking closet with refrigerator and storage, vacuum, WiFi, flat screen TV, and awesome speakers, lighting, cameras and Crestron touch panel integrated with the rest of the smart home automation systems. The lakefront area also features multi-level stone patios, a large fire pit, filtered lake pump irrigation system, large “cold tub” pool with running waterfall and steps down to the cove, landscape “moon” lighting, and a paver stone golf-cart path from the house to the lake.
9. The large property is beautifully landscaped with many natural stone terraces, flowerbeds, a secret garden, butterfly garden, KOI pond, Purple Martin houses, weather station, landscape lighting, and plenty of “free” water from Lake Travis for irrigation.
10. The pool and hot tub areas are beautiful and fantastic to enjoy. Features include a negative edge spillway and jumping/diving areas from upper pool to deep lower pool, large bronze water Urn spillways with auto-ignition “fire bowls”, accent water fountains, pool cabana with kitchen, counters, cabinets, microwave, refrigerator, ice maker, ceiling fans, automation touch panel, and bathroom, a shade arbor patio with ceiling fans and LED lighting, excellent audio for music and

TV, 65” QLED flat screen TV, and easy access to the Wine Cellar. The view of the back of the house at night from the pool is one of our favorite views of the property.

11. The smart home automation is state-of-the-art. Features include music, TV/video, cameras, touchscreens, and WiFi everywhere. The entire estate is automated – including the lighting, security, audio, video, pool and hot tub, thermostats, gas auto-ignition fireplaces, garage doors, cameras, intercom, VOIP phone system, sprinkler irrigation system – all very intuitive and easy to use either via the many (18) touch panels throughout the estate or via your mobile phone or remote computer. At the same time, each of those items is able to be controlled locally with the usual familiar switches and buttons and controls of a normal house. Many rooms also have Alexa-enabled Echo Dots and smart speakers integrated into the automation system for voice control.
12. The location is fantastic. Located in Austin ETJ (not Lakeway), this is the closest proximity to downtown Austin you can find on Lake Travis, so the commute to/from Austin area activities and the airport is relatively easy. The gated Costa Bella subdivision is very safe, all the homes are very nice, it has great amenities, is well maintained, and the neighbors are very interesting, successful people. Costa Bella is a Master Planned community that is completely built-out and beautifully maintained – there are no “tear downs” or mobile homes next door as with many other waterfront properties in the Austin area. The Lakeway community is bustling with plenty of interesting and fun activities – there are excellent medical, police and emergency services, and many options for casual and fine dining, shopping, and recreation. The location offers easy access to the many interesting hill country destinations nearby, including Fredericksburg, Wimberly, Gruene, Johnson City, Luckenbach, Kerrville, New Braunfels, Marble Falls, Hamilton Pool, Pedernales State Park, Enchanted Rock, and much more. The Lake Travis School District is top rated in the State and the Nation in academics, arts, and sports.
13. We designed and built this house - and we have lived here and lovingly (sometimes painfully) maintained, upgraded, and improved this property for 17 years – it has never been a “vacation home” that is rarely used and has hidden unknown issues – it has been lived in and loved and used each and every day and it is in excellent condition, cared for and maintained and constantly improved to the best of our abilities. We hope you enjoy it as much as we have.

List of Builder related upgrades

We purchased the Lakefront Lot in April 1998. We worked with architect Tim McIntyre for 13 months to design the house and finalize the plans. The house was built by New Austin Homes and completed in December 2002. It was a Cost-Plus building arrangement so all the many upgrades were chosen by us and done as part of building the house. We moved into the house in early 2003 and completed the builder’s “punch list” items throughout 2003. We also designed, built and installed the Custom Boat Dock, stairs, and stone patios at the lakefront at a cost of \$300,000.

List of Seller installed upgrades

- 2006 \$150,000 – yard/lakefront stone walls, grass, landscaping, fire pit, “cold tub”, stairs, waterfall.
2011 \$165,000 – major pool redesign added lower “deep” pool, negative edge, “fire” Urns.
\$ 10,597 – replaced tank water heaters w/Qty 3 high capacity tankless water heater systems.
2012 \$ 28,000 – remodeled basement into Gym and Storage rooms.
2016 \$ 29,250 – replaced all HVAC systems with new high-efficiency units.
\$ 14,000 – remodeled Boat Dock to convert one slip into Jet Ski Ramps, repaint & repairs.
2017 \$ 4,657 – replaced all Garage Door Openers and Smoke Detectors.
\$ 7,400 – replaced all gas fireplace logs and automated remote-control ignition systems.
2018 \$ 8,410 – replaced pool heater, Polaris pump, spa blower, and all variable speed pumps.
\$ 14,300 – remodeled/upgraded stone patios and landscaping at lakefront.
2019 \$ 3,400 – replaced AC unit for Wine Cellar.
\$ 2,800 – remodeled Pool Cabana cabinets and installed new Ice Maker.
2020 \$ 5,500 – new Epoxy garage floor.

2016 \$304,847 – Insurance Water Claim Upgrades:

Had an outside dripping hose bib (by kitchen window) repaired by a local plumbing company in August of 2013. The repair was done improperly and leaked inside the wall, and we discovered the problem in December 2015 when the wood floors near the kitchen began to “cup”. This required an insurance claim beginning in January of 2016. There was major work done to remediate and repair the kitchen and media room area. We have a complete 32-page report with pictures and test results available upon request - the completion is certified (Certificate Number: MISTX1473, Issued: 04/08/2015) to be mold free and done properly and tested in accordance with all requirements.

During this repair process, we had to move out of the house for 9 months and the entire kitchen, pantry, and media room areas were gutted to bare slab and studs and rebuilt with new floors, cabinets, granite counters, sinks, and all new appliances (cooktop, ovens, microwave, dishwashers, disposals). The insurance company paid \$233,301 and the Owner adds/upgrades for the new things we wanted totaled \$71,546. We also used the old kitchen granite to remodel and upgrade the counters and back-splash in the garage workshop area.

2017-2019 \$1,008,873 – Insurance Tornado Damage Claim Upgrades:

In April 2017 there was a Tornado that damaged the Costa Bella marina and several houses, including ours. This resulted in a 2+ year repair/renovation project involving an insurance claim as well as many Owner-added repairs and upgrades totaling \$1,008,873. Extensive repairs/upgrades were done including removing and replacing the entire roof including all the chimneys and caps, pool shade arbor, repainting the entire house and eaves, replacing all gutters, repairing our boat dock and landscape, and much more. During that process everything was inspected carefully and there was some additional damage identified on several exterior walls and one external terrace patio on the west side of the home from prior water penetration over the years - that was all removed and rebuilt as well with new wood/flashing/waterproofing/stucco/tile. Other repairs/upgrades included replacing all exterior stone balustrades on back patio/terraces and

replacing several windows. The uprooting of many trees and lighting throughout the landscape on the property exterior resulted in shorts in some external wiring that damaged essentially all of electronics on the estate. As a result, the repairs also included new exterior landscape lighting and all new smart whole-home automation systems including complete new Crestron home control system with 18 audio/video touch panels, complete new Lutron lighting system (LED compatible) including new buttons, keypads and switches throughout the estate, new LED lighting including on all interior ceiling accent areas, new Mesh WiFi systems that cover the entire property including boat dock, complete new security system, new audio/video doorbell and intercom system, new VOIP phone system, new audio/video equipment in media, family, and master bedroom, new WiFi enabled thermostats, pool controller, sprinkler irrigation controllers, garage door controllers, and more. Everything in this home can be controlled and monitored via touchscreens throughout the house as well as remotely via computer or phone app, including whole home audio/video, audio and video intercom, lighting (internal, external and landscape), security, thermostats, doorbells, cameras, pool and hot tub, boat dock, fireplaces, sprinkler irrigation system, garage doors, etc. More information can be provided upon request.

Items that do not convey with the sale

- All the artwork and personal decorating items
- All Furniture – Interior and Exterior
- All Rugs
- Washer and Dryer
- Fridge in Laundry Room
- Pool Table
- Printers and Computers
- Boat, Kayaks, Jet Skis, and all items in the Dock Closet
- Golf Cart
- Gym Equipment
- All items in basement storage room (except shelving)

Items that are negotiable

- All Furniture – Interior and Exterior
- All Rugs
- Washer and Dryer
- Fridge in Laundry Room
- Pool Table
- Boat, Kayaks, Jet Skis, and all items in the Dock Closet
- Golf Cart
- Gym Equipment

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