



# AMBER HART

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## **Top 5 reasons the seller has loved living at this property**

1. Vista/Canyon views, twinkling lights at night
2. Great location with access to Lake Travis private dock/World of Tennis
3. Large kitchen workspace to cook and entertain
4. Access to upscale yacht club and pool amenities
5. East facing preventing blaring light and heat from afternoon sun

## **Top 10 special features of this property**

1. Popular Modern Farmhouse style featuring wrap around patio
2. Spacious rooms with 20' vaulted ceiling
3. Stone fireplace and stone wall features in dining room/entry way
4. "Lock and Leave" community landscaping
5. One of community's largest lots
6. 5 minute walk to Rough Hollow Private Dock
7. Approved for pool and prepped for above ground Spa
8. "Peak Performance" green building techniques
9. Wood floors throughout home
10. Customized patio off Bedroom 2

## **List of Builder related upgrades = \$52,400**

1. Active home warranty until March 2021
2. Bedroom 2 sliding doors (vs window) - \$3800
3. Pocket door to open closet to laundry room - \$500
4. Kitchen refrigerator (Bertazonni) - \$3500
5. Dual shower heads in master bathroom (\$1100)
6. Standalone patio w/planter (\$6700)
7. Concrete pad and electrical prep for outdoor hot tub (\$3000)
8. Upgraded wood floors - \$9000
9. Wood flooring in all bedrooms (vs carpet) - \$6800
10. Kitchen drawer bank (vs cabinets) under stove - \$750
11. Beam and shiplap work in dining room - \$7400
12. Ceiling light in guest bathroom (vs wall sconce) - \$350
13. Cable/electrical dual drop in each bedroom - \$300
14. White apron front kitchen sink - \$1000
15. Free standing tub and faucet- \$7200
16. Reverse osmosis water system for kitchen sink - \$1000

**List of Seller installed upgrades = \$4,650**

1. Ceiling fan in laundry room - \$250
2. High End bronze cabinet hardware - \$1,300
3. Upgraded bathroom cabinet hardware - \$100
4. High End Pendant lights in kitchen - \$2500
5. Installed spot lights over chimney - \$350
6. Installed light in guest bathroom - \$150

**Items that do not convey with the sale**

1. Great room TV bracket
2. Master bedroom TV bracket
3. Potted plant on side yard
4. Potted plants in front of patio
5. Washer/Dryer

**Items that are negotiable**

1. Washer/Dryer (purchased March 2020)

**Amber Hart, Realtor, BA, CLHMS, ILHM, CNE, PSA**

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