

## Features List

### 19501 Sean Avery Path – Bee Creek Estates

#### Lake Travis ISD, Gated Community, HOA Park and Boat Ramp

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- Panoramic views of the hill country from most rooms (all but one bedroom)
- Beautiful entry gate with lock for privacy. Gate opens to lovely courtyard for relaxing and entertaining. Built-in outdoor grill in courtyard
- Separate casita for guest privacy
- Beautiful granite in kitchen and marble in bathrooms
- Under-sink Reverse Osmosis filter for pure drinking and cooking water at sink and refrigerator
- Full-house water softener
- Three zoned Heat Pumps --- upstairs, downstairs and casita
- 80 gallon hot water heater with recirculation system for instant hot water at all inside faucets
- Five Star professional stove with two ovens, six burners and griddle/grill
- Large pantry and utility room with sink and space for second refrigerator
- Open-concept downstairs for kitchen, breakfast, dining, and living
- Arched interior doorways
- Decorative soft-plaster walls
- Wood burning fireplace in living room
- Spacious study with interior French doors and exterior French doors to the courtyard for privacy as needed
- Custom built-in shelves in living room for TV and much more
- Much of the home has 12 ft ceilings
- Four sets of exterior French doors and six ceiling fans

- Outside sun screens on living room and study windows with remote controls. Master bedroom and breakfast area have manual sun screens
- Owned security system: doors, windows, fire and motion detectors
- Wired for sound
- Master bedroom down with generous windows for hill country views and French doors to veranda/porch
- Master bath has walk-in shower and Jacuzzi bathtub.
- Decorative tile in all 4 bathrooms
- Large master closet
- Large family/entertainment room upstairs with block-out shades for media viewing and French doors to upstairs balcony
- Two additional bedrooms upstairs
- Complete gym equipment may convey
- Deep well in lower Trinity aquifer for safe water supply, plus 2000 gallon holding tank to guarantee constant water pressure
- Well-water irrigation system has 14 zones with over 56 heads and advanced programmable controller and remote control for testing. Large backyard planted bed has drip irrigation
- Iron fence surrounds a large, professionally landscaped backyard
- Front yard has added stonework to accent the plants
- Professional landscape lighting in front and backyard
- Septic system and propane tank
- Low tax rate as no city taxes: LTISD and Travis County only
- Home built in 2008 by Louis Hausmann Homes

