epprighthomes

Announcing

SIGNAL HILL ESTATES

15201 Grumbles Lane

Construction to start soon for Move-In Fall 2020

$ 1,850,000

Located in the Exemplary Lake Travis ISD and the new Signal Hill Estates at Bee Cave featrues One Acre minimum homesites with ease of access to the heart of Bee Cave and TX HWY 71. Neighborhood amenities—Gated access to 61 homes on over 80 acres. 10 acre private park including hike and bike trails, and community playscape. One of the LOWEST Tax Rates in Travis County !

Sales Information:

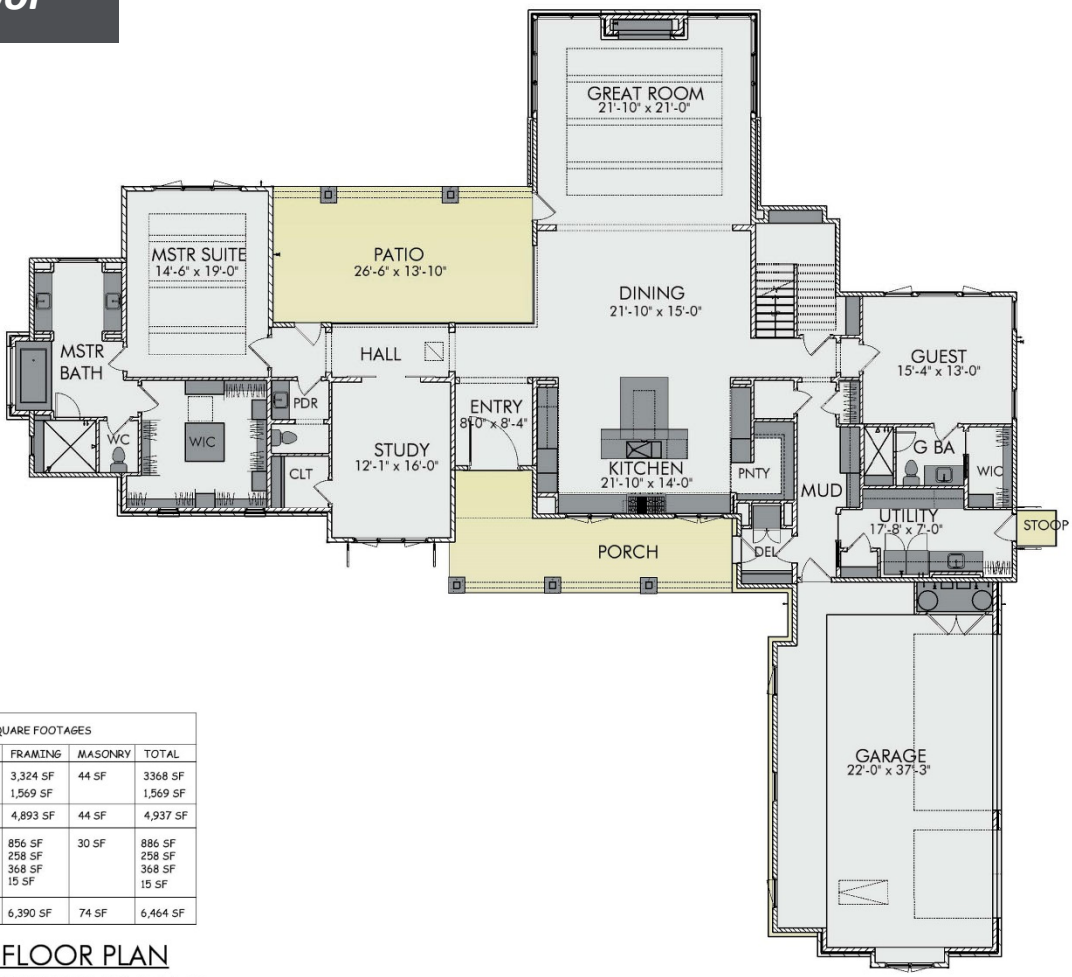
Doug Clark
(512) 347-9956 (office)
(512) 751-2099 (mobile)

Wesley Parks
(512) 505-0131 (office)
(432) 816-1502 (mobile)

www.epprighthomes.com **13301 Galleria Circle Suite B175 Bee Cave, TX 78738** **(512) 347-9956**

15201 Grumbles Lane 4,937 Square Feet

Main Floor

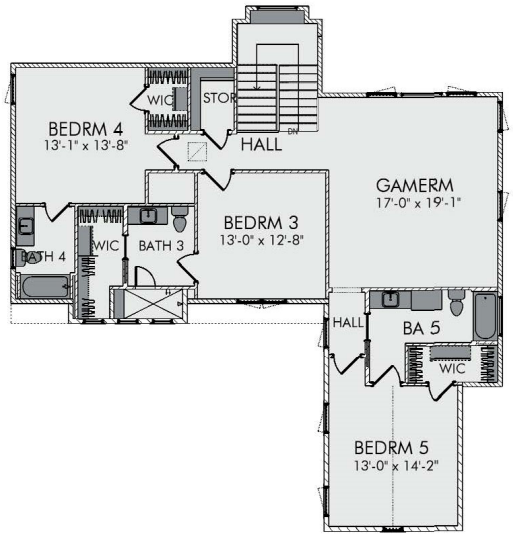


SQUARE FOOTAGES			
	FRAMING	MASONRY	TOTAL
LOWER FLR UPPER FLR	3,324 SF 1,569 SF	44 SF	3368 SF 1,569 SF
TOTAL HEATED	4,893 SF	44 SF	4,937 SF
GARAGE PORCH PATIO STOOP	856 SF 258 SF 368 SF 15 SF	30 SF	886 SF 258 SF 368 SF 15 SF
TOTAL	6,390 SF	74 SF	6,464 SF

LOWER FLOOR PLAN
15201 GRUMBLES LANE

© 2019 EPPRIGHT HOMES L.L.C.

Upper Floor



UPPER FLOOR PLAN
15201 GRUMBLES LANE

© 2019 EPPRIGHT HOMES L.L.C.

A 5 Bedroom, 5 Bath Farmhouse

Exterior Features

Neighborhood

- Austin Energy Electric, WTCPUA Water; Texas Gas Service Natural Gas and AT&T or Time Warner Cable for Cable and Internet
- Septic
- Award Winning Lake Travis ISD currently serving the area: Bee Cave Elementary, Bee Cave Middle School (starting 2019-2020 School Year) & Lake Travis High School
- **Tax Rate:** 1.98 per $100: (Lake Travis ISD - 1.4075, Travis County - 0.3540, City of Bee Cave - 0.020, Travis Emerg SVC #6 – 0.100, Travis Co. Healthcare - 0.1052)
- Community website: www.signalhillaustin.com

The Home

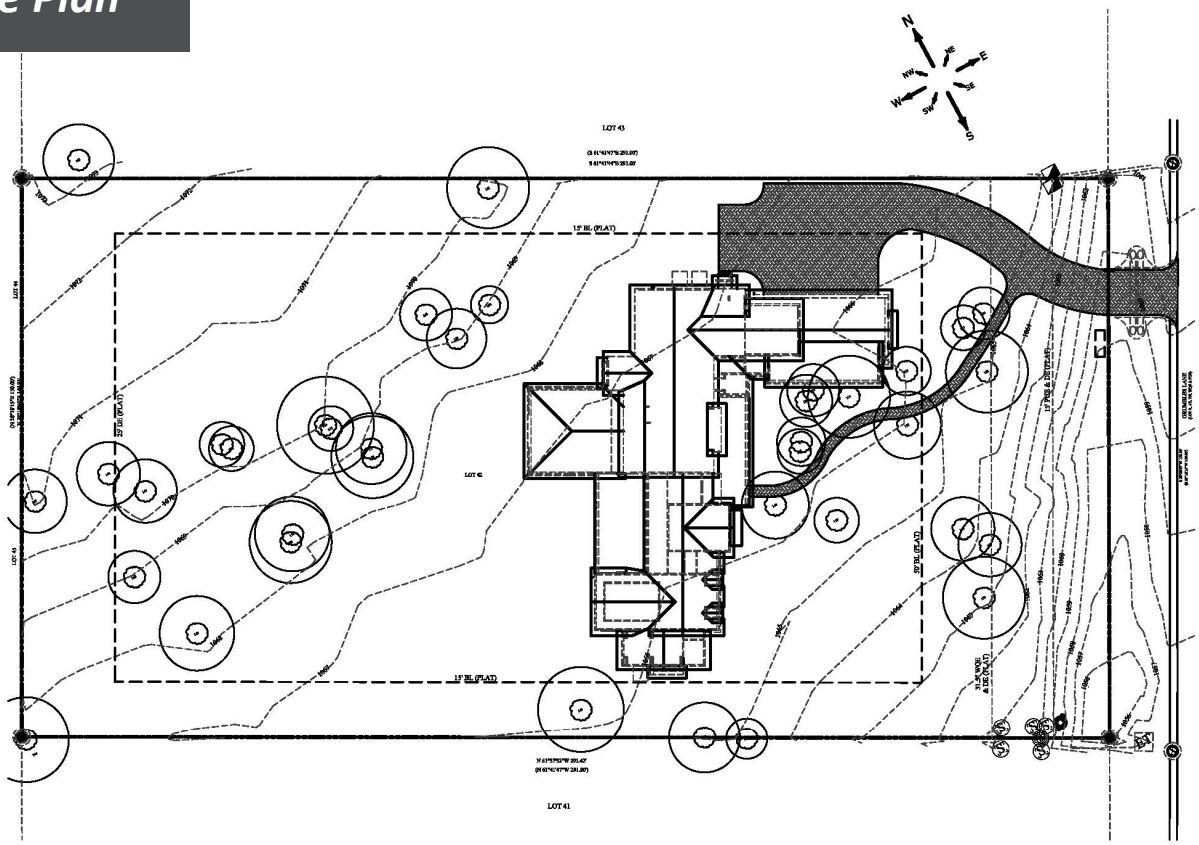
- Engineered slab on grade foundation
- Berridge Metal Roof
- Stone & Stucco with Board and Batten on Exterior
- Sierra Pacific Full light patio doors
- Sierra Pacific wood, aluminum clad windows
- Custom made Contemporary Entry Door
- Landscape package includes sprinkler, sod and plantings
- Custom Architecturally site-specific design

Interior Features

- Hot water supply with circulation system that delivers virtually instant hot water at all taps
- Quality plumbing fixtures with Kohler tubs and toilets
- 3 zone Trane air conditioning SEER 17 and NATURAL gas furnaces
- High speed RGS6 cable & Cat 5 telephone wiring, complete security system, and generous light fixture package
- Custom made cabinetry featuring natural granite or solid surface counters in Kitchen, Master & Powder baths with under mounted sinks
- Natural gas slot fireplace in the Great Room
- Extensive woodworking featuring custom designed cabinetry, custom Super closet in Master
- Custom flooring throughout featuring stained hard wood flooring, quality porcelain tile and stain resistant wall-to -wall carpet
- Thermador stainless 48” gas sealed cook top with griddle, double convection ovens, drawer microwave, 1 full size dishwasher, 24” Freezer, 30” Refrigerator towers, and under-counter wine refrigerator.

15201 Grumbles Lane | Lot 42 | 1.00 Acres

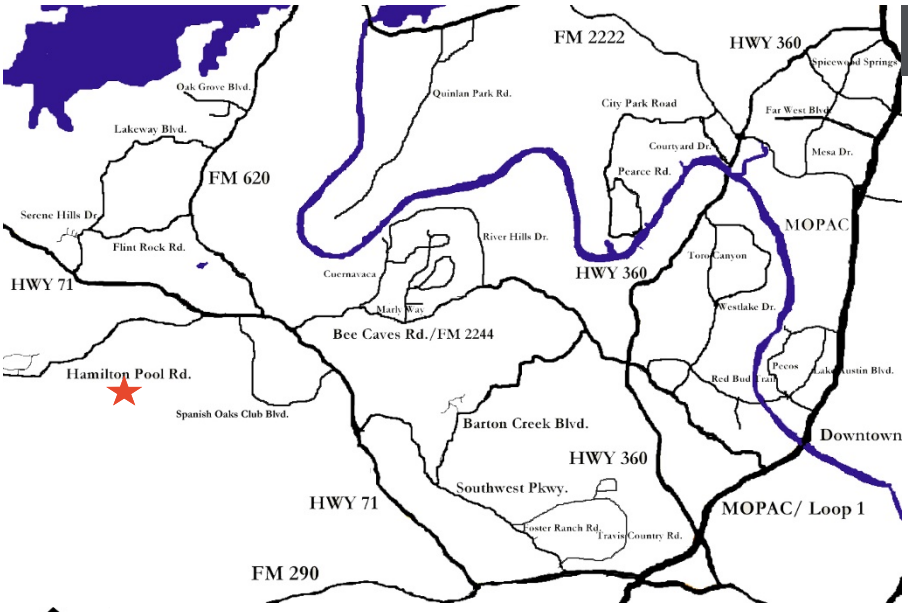
Site Plan



SITE PLAN
15201 GRUMBLES LANE

© 2019 EPPRIGHT HOMES LLC

Location



For More Information, Call (512) 347-9956 or Visit www.epprighthomes.com

EQUAL HOUSING OPPORTUNITY

Information deemed accurate but not reliable. Buyer must verify. Custom home renderings are an artist's rendition only. Photography is a representation of this home not this actual home. While we attempt to create a realistic representation of the home, variations occur between the rendering and what is actually built.