



17201 morning grove lane

- modern home
- 5 bedroom
- 5 bath + powder
- 5166 sqft

To Be Built with Builder Financing
\$2,875,000

Wesley Parks, AIA, NCARB
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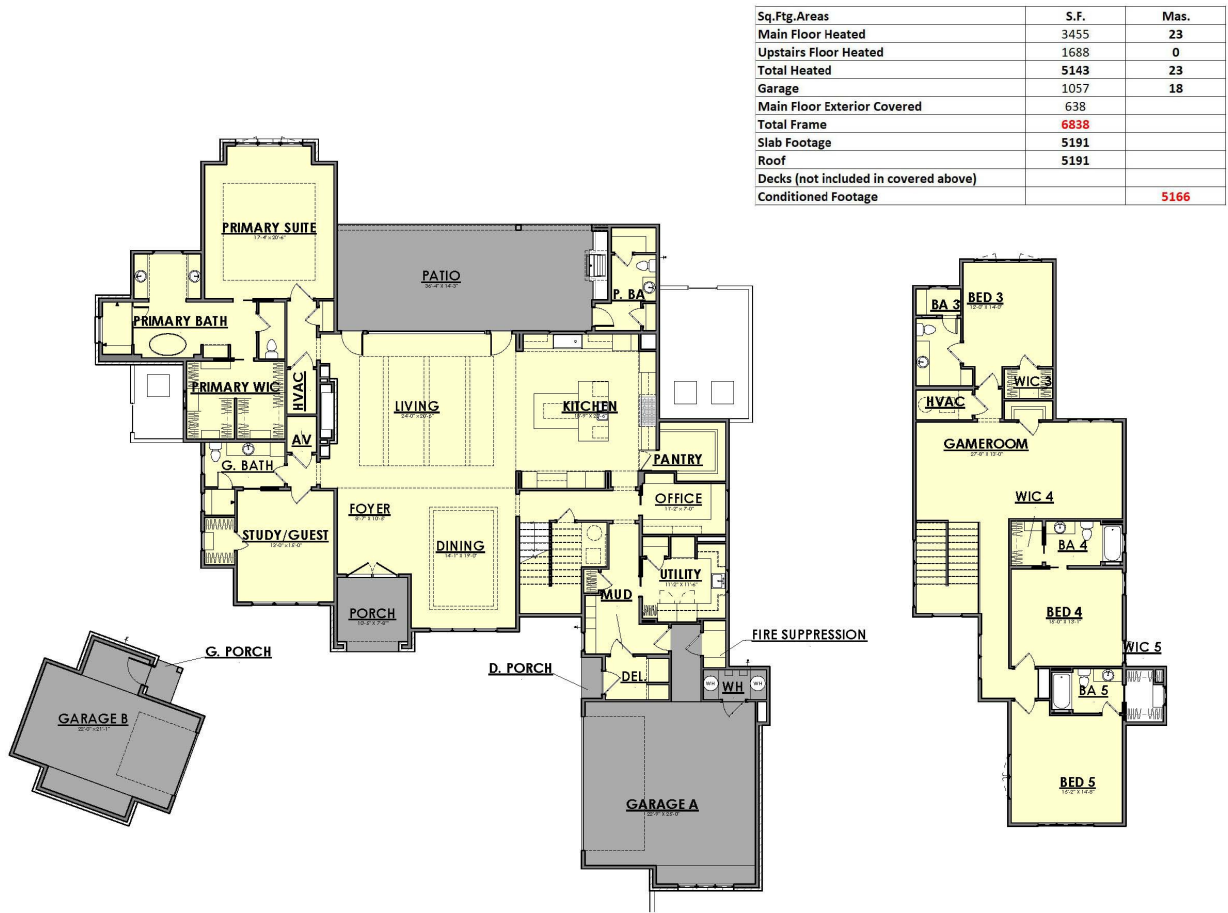
13301 galleria circle, suite b175
bee cave, tx 78738

www.buildconfident.com

madrone canyon

Located in the exemplary Lake Travis ISD and the new Madrone Canyon neighborhood with ease of access to the heart of Lakeway and HWY 71. Neighborhood amenities include gated access, community pavilion.

Floorplan



Rear Elevation



Neighborhood

- Pedernales Electric, Lazy Nine MUD Water and Wastewater; Texas Gas Service Natural Gas and AT&T or Time Warner Cable for Cable and Internet
- Central Sewer and Water Service
- Award Winning Lake Travis ISD currently serving the area: Bee Cave Elementary, Bee Cave Middle School, & Lake Travis High School

Tax Rate: 2.562547 per \$100: (Lake Travis ISD - 1.074100, Travis County - 0.304655, Travis Emerg SVC #6 - 0.083100, Travis Co. Healthcare - 0.100692, Lazy Nine MUD - 1.00)

The Home

- Engineered slab on grade foundation
- Concrete Tile Roof with 24" Gauge Berridge Standing Seam Metal Roof Accents
- Stone and Stucco Exterior
- Pella Lifestyle Full light patio doors
- Pella Lifestyle wood, aluminum clad windows
- Custom made Steel Entry Door
- Landscape package includes sprinkler, sod and plantings
- Custom Architecturally site-specific design
- Hot water supply with circulation system that delivers virtually instant hot water at all taps
- Quality plumbing fixtures
- 3 zone Bryant Evolution air conditioning SEER2 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 quartz surface counters in Kitchen, Master & Powder baths with under mounted sinks
- Gas slot fireplace in the Living Room
- Custom flooring throughout featuring stained hardwood flooring, quality porcelain tile and luxurious carpet
- Signature Kitchen Suites State of the Art appliance package including 48" Gas Range top with Sous Vide and Induction, All Stainless Dishwasher with steam, 30" Double Wall Oven, 30" All Refrigerator Tower, 24" All Freezer Tower, 24" Wine Tower, 36" BBQ Outdoor Grill and Stainless Doors.
- Appliance Design Guide available at <https://www.signaturekitchensuite.com/us/download#/>

5 bedroom, 5 full and powder bath, modern home

