



17217 morning grove lane

- 5 bedroom
- 5 bath + powder
- 5001 sqft
- modern home

Under Construction

\$3,195,000

Wesley Parks, AIA, NCARB

Director of Architecture

432-816-1502 (C)

512-347-9956 (O)

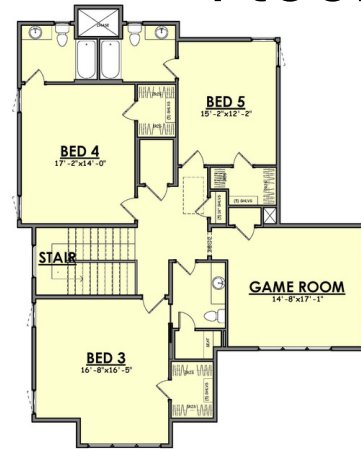
13301 galleria circle, suite b175
bee cave, tx 78738

www.buildconfident.com

madrone canyon

Eppright Homes welcomes you to an exquisite, one of a kind home in Madrone Canyon. The two-story modern house is designed to showcase the mature grove of live oak trees, offering privacy and shade around a fabulous outdoor entertaining area which includes a custom pool/spa, outdoor grill, pool pavilion with fireplace enclosed with top of the line fencing. The site is currently under construction, ready to welcome you home Summer 2024. Enjoy the epitome of luxury in one of Austin's best neighborhoods! This inviting 5 bedroom, 5 bath home will be sure to meet all your needs, while also providing convenience, just minutes to everything Lakeway has to offer.

Floorplan



Sq.Ftg.Areas	S.F.	Mas.
Main Floor Heated	3256	67
Upstairs Floor Heated	1678	0
Total Heated	4934	67
Garage	926	36
Porch, Patio, Pavilion	757	4
Total Frame	6617	
Slab Footage	5046	
Roof	5046	
Conditioned Footage		5001

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

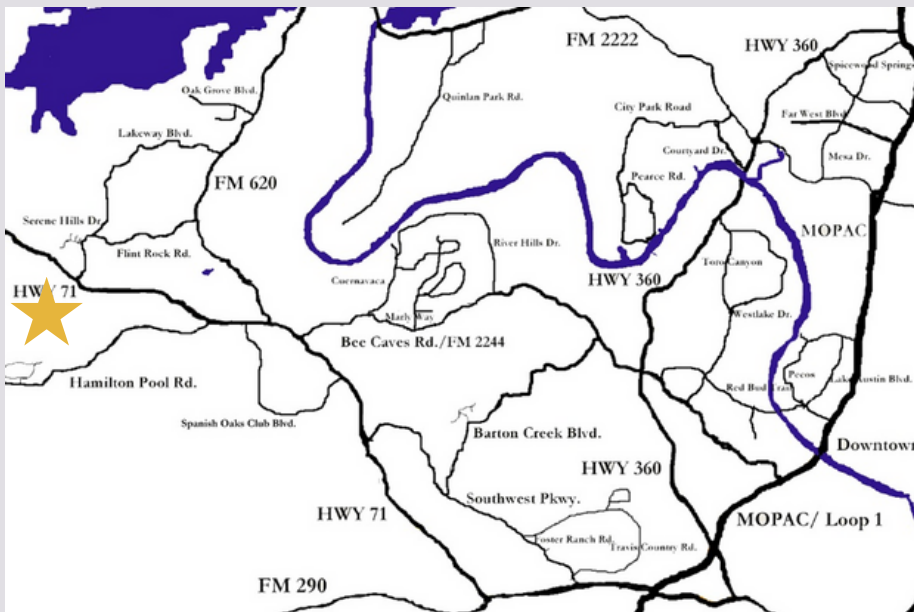
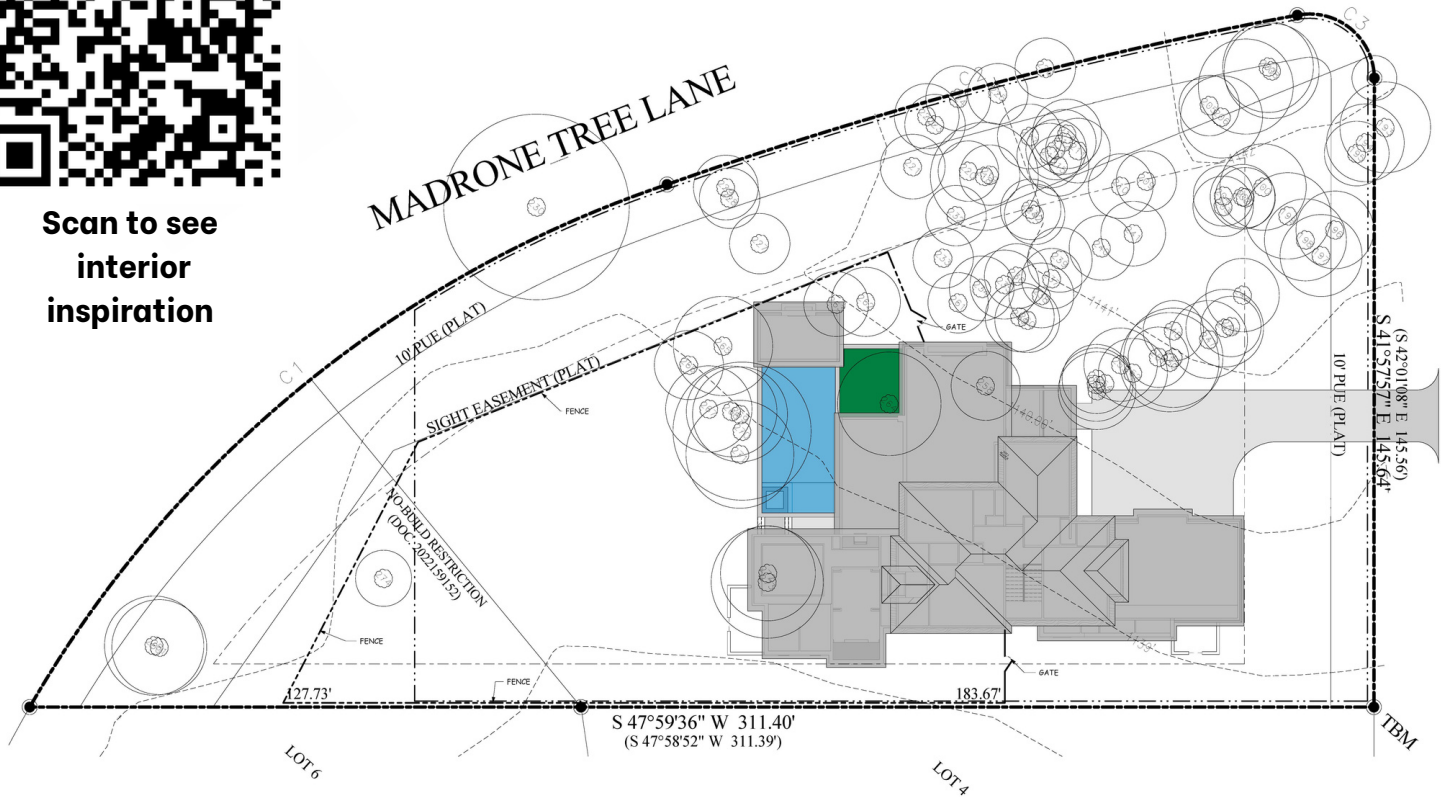
- Engineered slab on grade foundation
- 24 Gauge Berridge standing seam metal roof
- Stone and stucco exterior
- Pella Lifestyle full light patio doors
- Pella Lifestyle wood, aluminum clad windows
- Custom made steel entry door
- Landscape package includes sprinkler, sod and plantings
- Custom architecturally site-specific design
- **Pool pavilion with fireplace**
- **Custom in-ground pool and spa**
- 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 Great 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" Dual Fuel Rangetop with Sous Vide, and Induction, 2 All Stainless Dishwashers, 30" Double Wall Oven, 30" All Refrigerator Tower, 30" All Freezer Tower, Microwave Drawer, 24" Under Counter Wine Refrigerator, 36" BBQ Outdoor Grill, Outdoor Vent Hood and Stainless Doors.
- Appliance Design Guide available at <https://www.signaturekitchensuite.com/us/download#/>

5 bedroom, 5 full and powder bath, modern home



Scan to see
interior
inspiration

MADRONE TREE LANE



For more information
call (512) 347-9956
or visit
buildconfident.com



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

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lot 5E

.80 acre