



*Announcing*

**17908 Davenport Divide Court**



**Proposed To Be Built**

**\$1,350,000**

*Located in the Exemplary Lake Travis ISD and the new estate section of Sweetwater with ease of access to the heart of Lakeway and TX HWY 71. Neighborhood amenities include pool, clubhouse, tennis and basketball courts, soccer fields, trails and coming soon fitness center.*

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[www.epprighthomes.com](http://www.epprighthomes.com)

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(512) 347-9955

*Lower Floor*

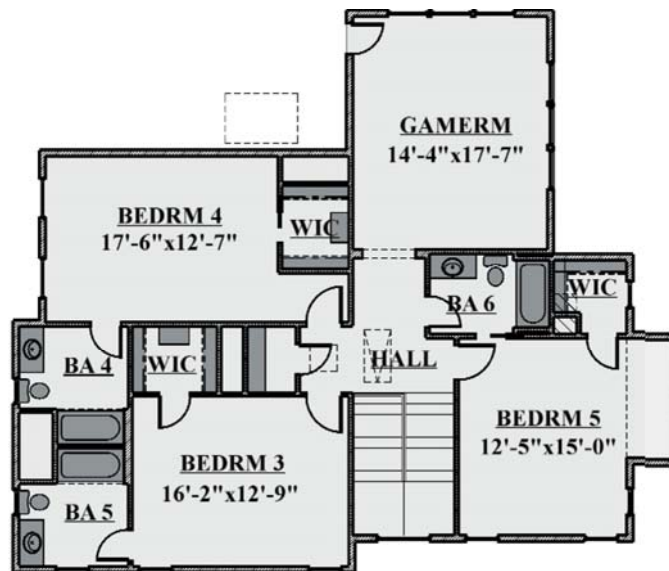


| SQUARE FOOTAGES |                 |
|-----------------|-----------------|
| LOWER           | 3031 SF 66 SF   |
| HEATED          | 1514 SF         |
| TOTAL           | 4545 SF 4611 SF |
| GARAGE          | 885 SF 44 SF    |
| PORCH           | 64 SF           |
| PATIO           | 401 SF          |
| TOTAL           | 5895 SF 6008 SF |

**LOWER FLOOR PLAN**  
17908 DAVENPORT DIVIDE CT

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*Upper Floor*



**UPPER FLOOR PLAN** © 2013 RUSSELL EPPRIGHT HOMES  
17908 DAVENPORT DIVIDE CT

# A 5 Bedroom, 5 1/2 Bath Austin Dream Home

## Exterior Features

### Neighborhood

- Pedernales Electric, Crossroads Utility Services for Water/Sewer/Trash and Recycling; Texas Gas Service Natural Gas and AT&T or Time Warner Cable for Cable and Internet
- Award Winning Lake Travis ISD currently serving the area: West Cypress Hills Elementary, Lake Travis Middle School, & Lake Travis High School
- **Tax Rate:** 3.05 per \$100
- Community website: <http://www.sweetwaterliving.com/>
- Homesite is currently developer owned

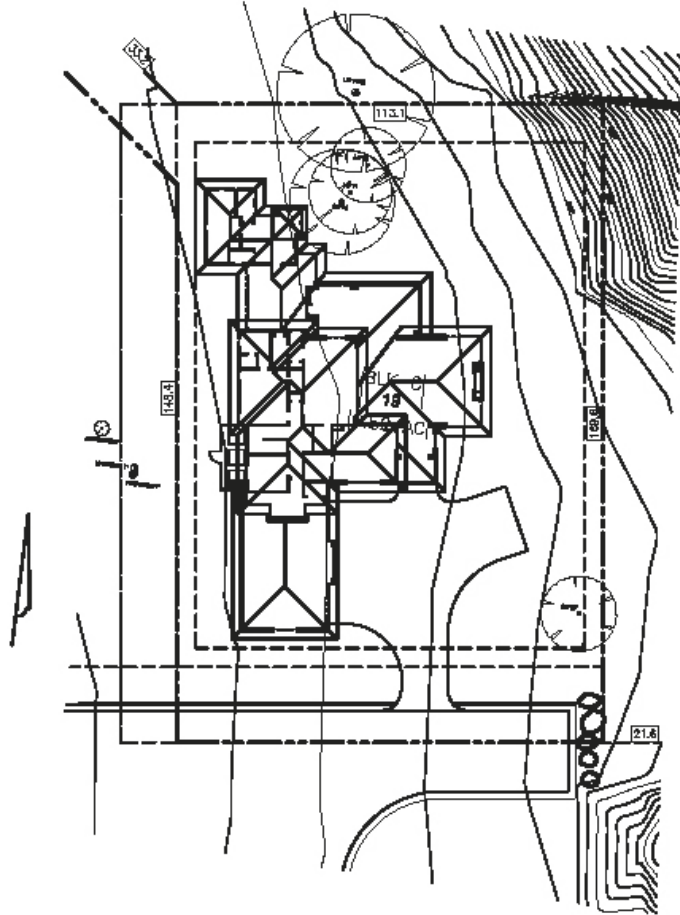
### The Home

- Engineered slab on grade foundation
- 24 gauge Metal Roofing
- Natural Texas Hill Country Blend Stone & Stucco exterior
- JELD WEN Full light patio doors
- JELD WEN wood, aluminum clad windows
- Custom made Entry Door
- Generous 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 cast iron tubs
- 3 zone Bryant air conditioning and gas furnaces
- High speed RGS6 cable & Cat 5 telephone wiring, complete security system, and generous light fixture package
- Custom made cabinetry featuring natural granite and/or solid surface counters
- Linear Gas slot fireplace in the Great Room
- Extensive woodworking featuring custom designed cabinetry, wood cased windows
- Custom flooring throughout featuring stained hard wood flooring, quality porcelain tile and stain resistant wall-to-wall carpet
- Thermador stainless 48" gas cook top with griddle, double ovens with 1 convection, microwave, full size dishwasher, 30" built-in refrigerator tower and 24" built-in freezer, and 36" BBQ Grill

Site Plan

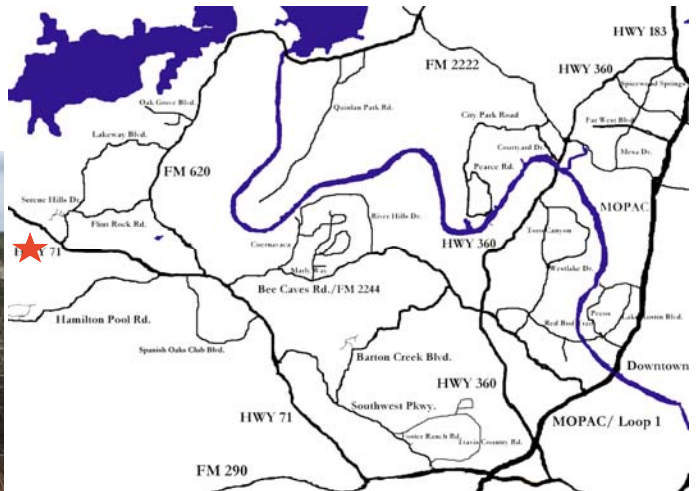


SITE PLAN  
17908 DAVENPORT DIVIDE CT

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FOR MORE INFORMATION,  
CALL (512) 347-9956  
OR VISIT  
WWW.EPPRIGHTHOMES.COM

Location



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.