epprighthomes

Serene Hills
LAS COLINAS ESTATES

Announcing

210 Duckhorn Pass

To Be Built with Buyer Financing **$1,950,000**

Located in the Exemplary Lake Travis ISD and the new Las Colinas Estates at Serene Hills subdivision with ease of access to the heart of Lakeway and TX HWY 71. Neighborhood amenities include miles of hike and bike trails and outdoor recreational workout stations.

Sales Information:

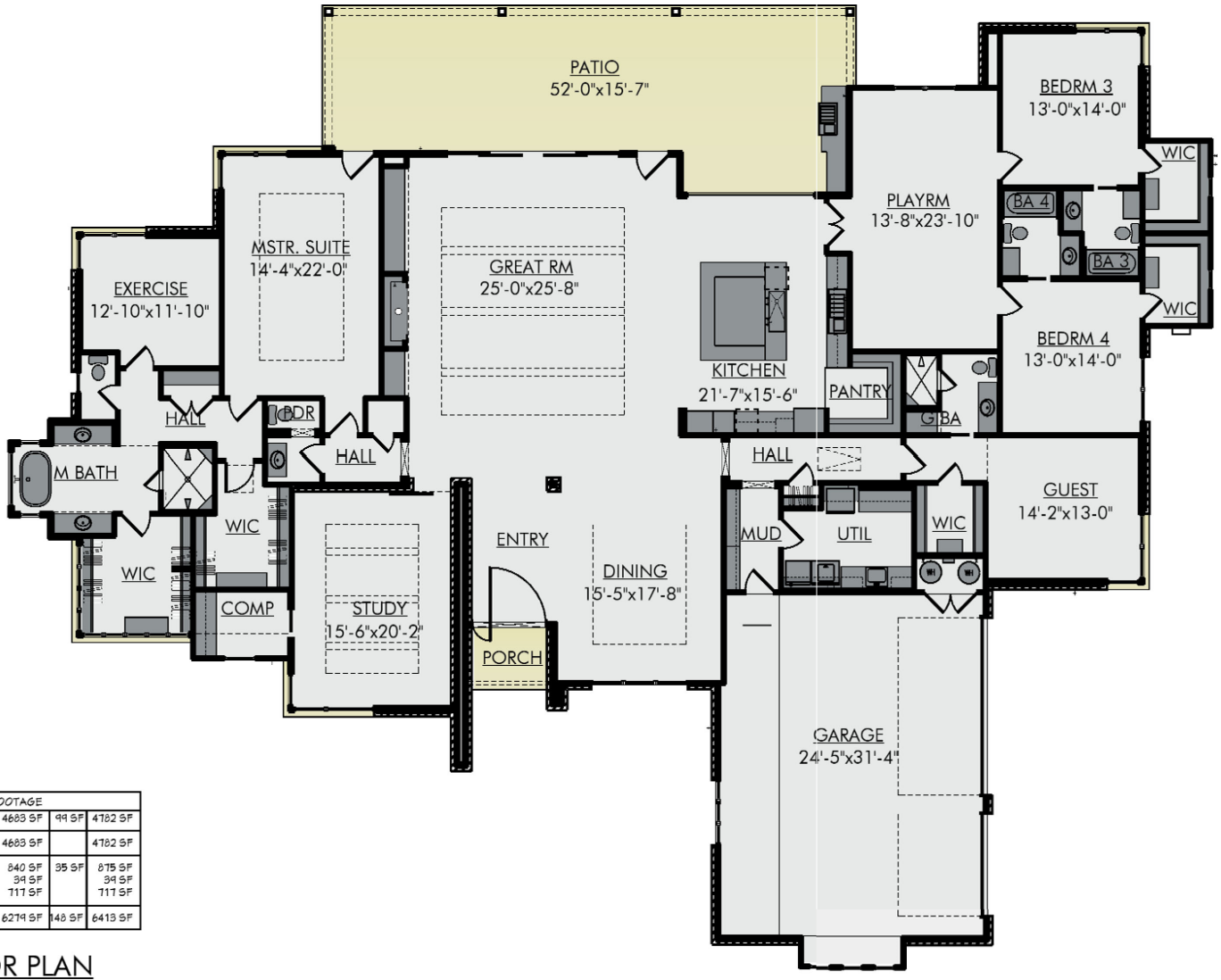
Doug Clark
(512) 347-9956 (office)
(512) 751-2099 (mobile)

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**

210 Duckhorn Pass — 4,782 Square Feet

Lower Floor



SQUARE FOOTAGE			
HEATED	4683 SF	99 SF	4782 SF
TOTAL	4683 SF		4782 SF
GARAGE PORCH PATIO	840 SF 39 SF 717 SF	35 SF	875 SF 39 SF 717 SF
TOTAL	6279 SF	148 SF	6413 SF

FLOOR PLAN
210 DUCKHORN PASS

© 2018 EPPRIGHT HOMES L.L.C.

A 4 Bedroom, 4.5 Bath Post Modern Ranch Home

Exterior Features

Neighborhood

- Pedernales Electric, Water District 17 for Water and Wastewater; Texas Gas Service Natural Gas and AT&T or Time Warner Cable for Cable and Internet
- Sewer
- Award Winning Lake Travis ISD currently serving the area: Serene Hills Elementary, Lake Travis Middle School, & Lake Travis High School
- **Tax Rate:** 2.84 per $100: (Lake Travis ISD - 1.4075, Travis County - 0.3690, Travis Co WCID NO 17 - 0.0599, City of Lakeway - 0.1741, Travis Emerg SVC #6 – 0.100, Travis Co. Healthcare - 0.1073, Travis CO WCID 17 Serene Hills (DA) - 0.6250)
- Community website: http://serene-hills.com/

The Home

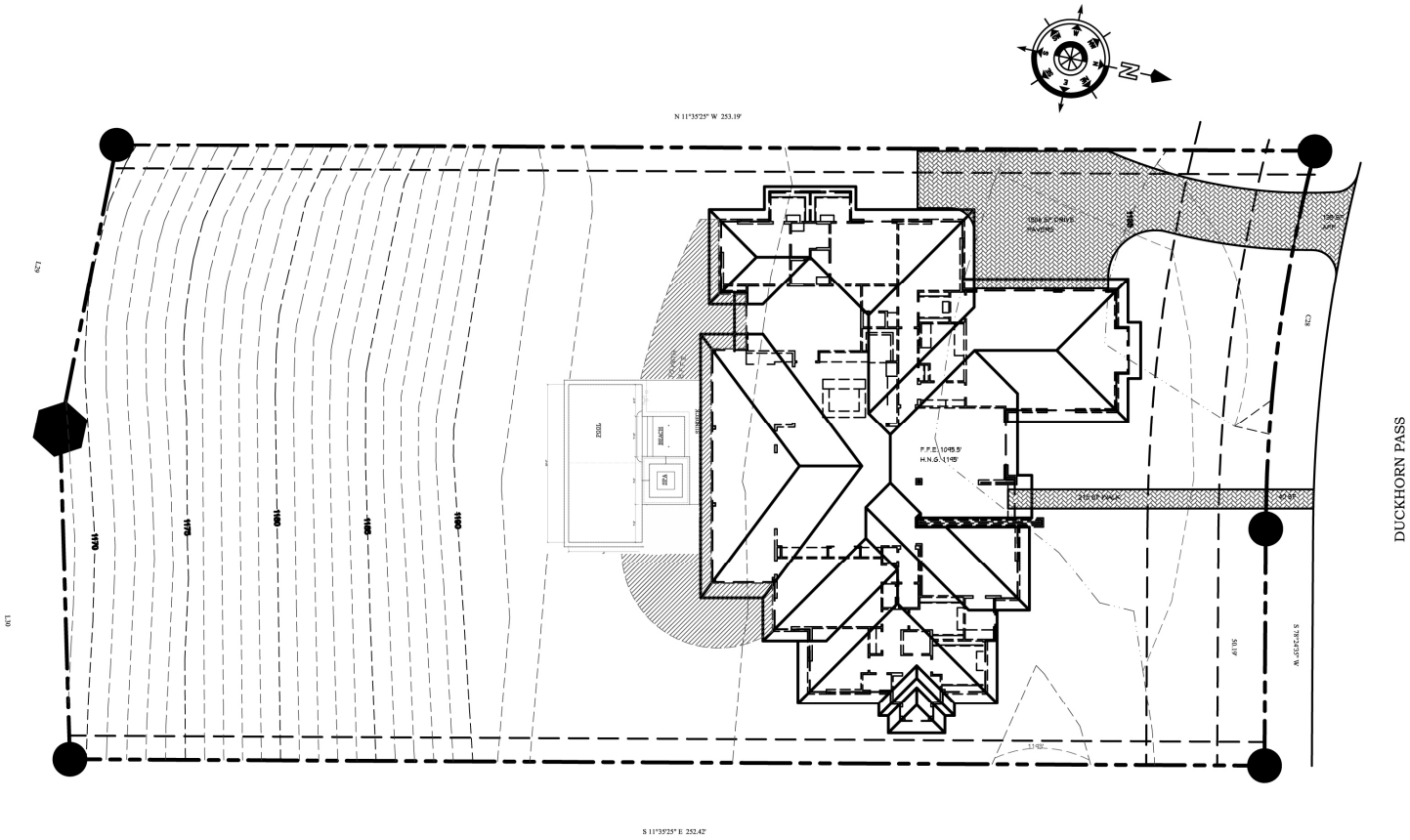
- Engineered slab on grade foundation
- 24 Gauge Metal Roof
- Stone and Stucco Exterior
- Sierra Pacific Full light patio doors
- Sierra Pacific wood, aluminum clad windows
- Custom made Contemporary Entry Door
- Landscape package includes sprinkler, sod and plantings
- Custom Architecturally site-specific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

Interior Features

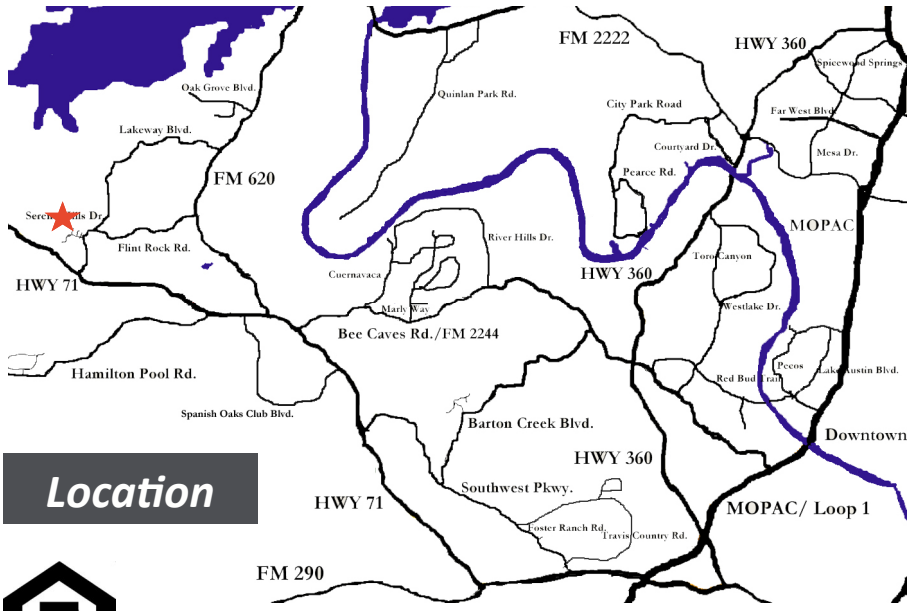
- Hot water supply with circulation system that delivers virtually instant hot water at all taps
- Quality plumbing fixtures with cast iron tubs
- 2 zone Trane air conditioning SEER 17 and NATURAL gas furnaces
- High speed RGS6 cable & Cat 5 telephone wiring, complete security system, and generous light fixture package
- Custom made cabinetry featuring natural granite or solid surface counters in Kitchen, Master & Powder baths with under mounted sinks
- Gas slot fireplace in the Great Room
- 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 ovens one with convection, microwave, full size dishwasher, 24” Freezer, and 30” Refrigerator towers, under counter wine refrigerator, and 36” BBQ grill with access doors.

210 Duckhorn Pass | Lot 326 | .76 Acres

Site Plan



SITE PLAN
210 DUCKHORN PASS© 2018 EPPRIGHT HOMES L.L.C.



Location

Included in price of the home is a pool allowance of $85,000

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. While we attempt to create a realistic representation of the home, variations occur between the rendering and what is actually built.