



*Announcing*

## 4712 PECAN CHASE



**READY FOR IMMEDIATE MOVE-IN**      **\$1,689,000**

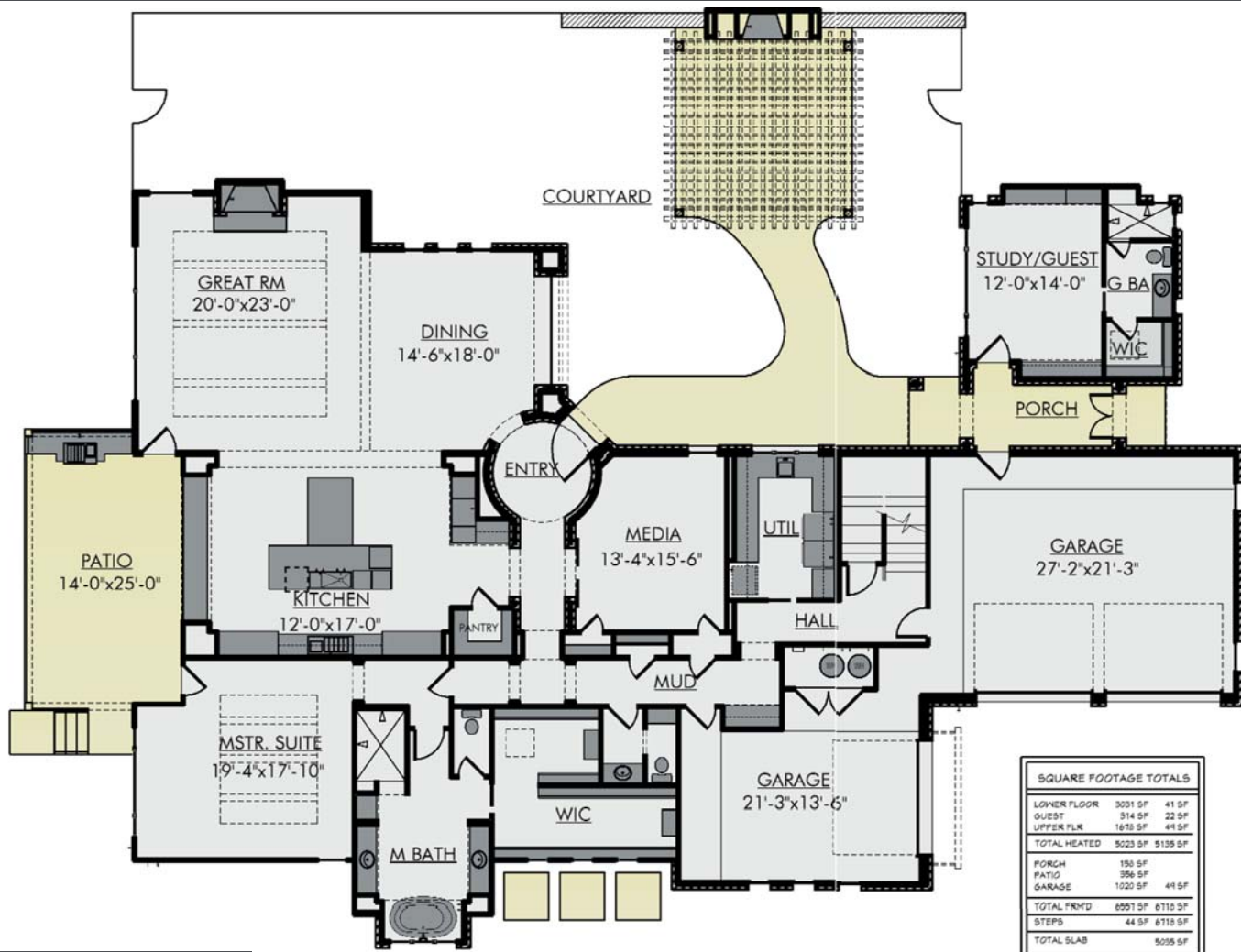
\*Purchase price includes proposed pool!

*Situated on a hilltop overlooking Little Barton Creek and Pecan Park with a dramatic view over the Hill Country. This 5,135 square foot home is straight out of the Tuscany Hills. Located in the Gated Golf Estate Community of Spanish Oaks and prestigious Lake Travis ISD. The community offers great benefits of a large community pool clubhouse, fishing pond and jogging trail.*



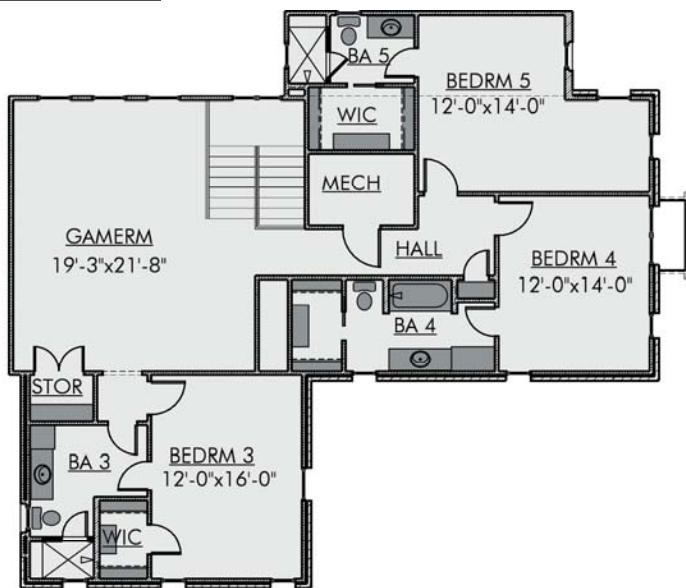
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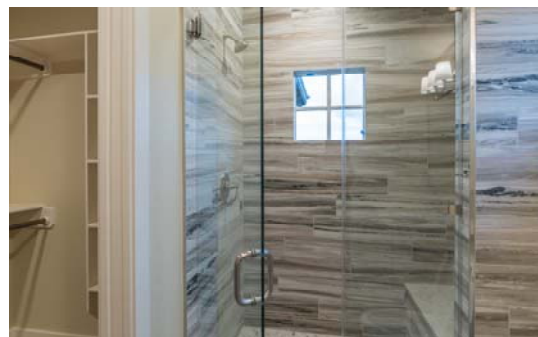
Main Floor

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Upper Floor

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# A 5 Bedroom, 5 1/2 Bath Tuscan Farmhouse

## Exterior Features

### *Neighborhood*

- Austin Energy for Electric, WTCPUA, Hill Country Gas Company and Central Texas Technologies for Cable and Internet
- Award Winning Lake Travis ISD currently serving the area: Lake Pointe Elementary, Lake Travis Middle School, & Lake Travis High School
- 2.451841 per \$100; Lake Travis ISD - 1.4075, Travis County - 0.3838, Travis Central Health - 0.110541, Travis County ESD 6 - 0.1000, West Travis Co. MUD - 0.45
- Amenities The Lodge pool & pavilion, miles of jogging trails and The Fish Camp. Memberships are available in the Spanish Oaks Golf Club.
- Gated Community with 24 Hour Manned Security

### *The Home*

- Engineered post-tension slab on grade foundation
- Boral Large Barrel Concrete Tile Roof
- Stucco exterior
- Tile porches and patios with Pavestone driveway
- Full light JELD-WEN patio doors
- Custom made, Stained Wood Entry Door
- Architecturally designed landscape package includes sprinkler, sod and plantings
- Custom Architecturally site-specific design
- Sewer, Water and Propane on Property
- JELD-WEN wood casement windows

## Interior Features

- Hot water supply with circulation system that delivers virtually instant hot water at all taps
- Quality plumbing fixtures with cast iron tubs
- Water Heaters with Re-circulating pump
- 3 zone Carrier GREEN SPEED high efficiency SEER 16-19 air conditioning and propane furnaces
- Blown-In Blanket System Insulation
- High speed RGS6 cable & Cat 5 telephone wiring, complete security system
- Custom made stained and painted cabinetry featuring natural granite counters in Kitchen & Baths
- Woodburning fireplaces in the Great Room and Courtyard
- Extensive woodworking featuring custom designed cabinetry, with side mount full extension ball bearing drawers.
- Extensive trim woodworking throughout
- 2 Panel square top, stained knotty alder interior doors
- Quality Light fixtures, plumbing fixtures, and hardware.
- 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 1 convection, microwave, full height wine refrigerator, full size dishwasher, 24" built-in freezer and 30" built-in refrigerator
- Gutters around front and rear porches of the home
- Wrought- Iron Interior Railing
- 3 Cedar Faced Overhead Garage doors



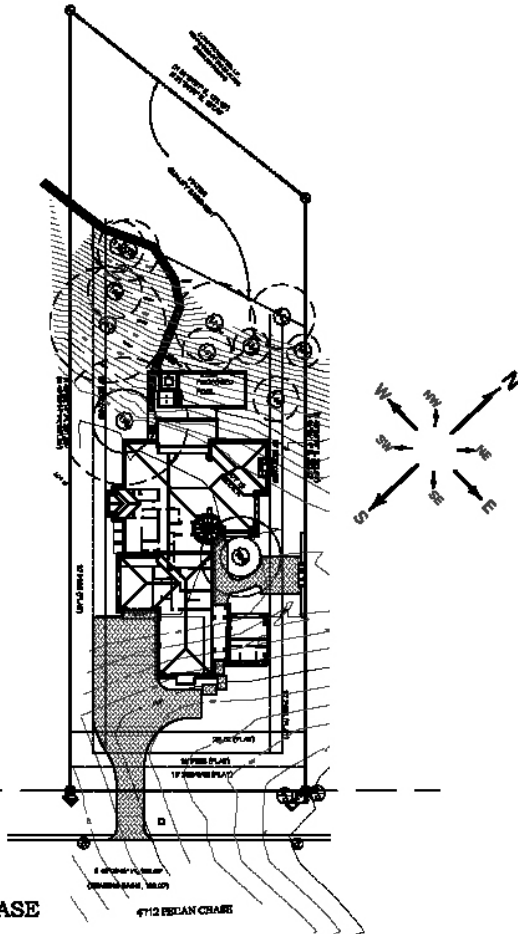
4712 Pecan Chase

Lot 15A

.67 Acres

Site Plan

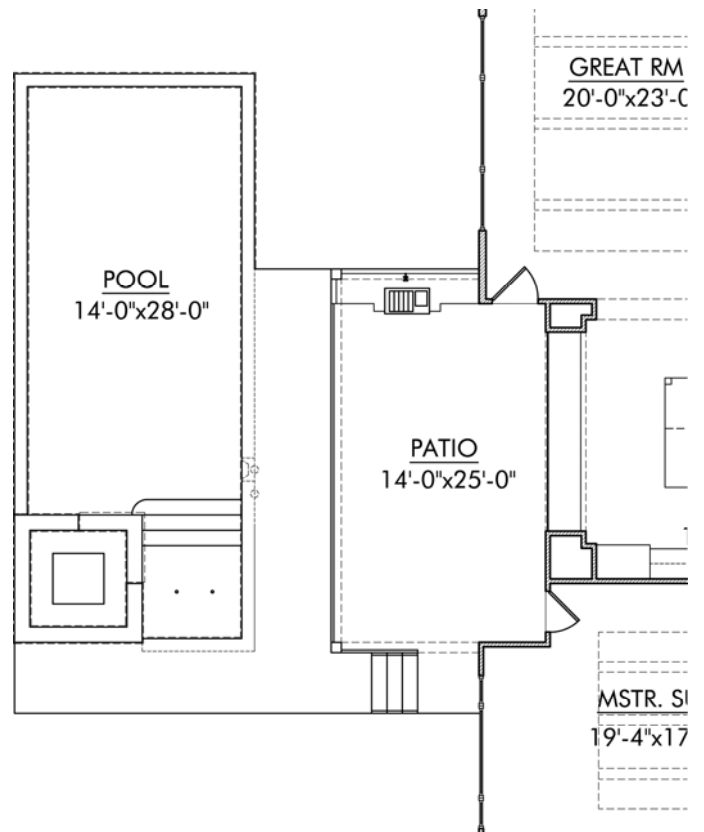
Location



**FOR MORE INFORMATION:**  
 (512) 347-9956 or visit  
[www.epprighthomes.com](http://www.epprighthomes.com)

Proposed Pool Includes:  
 Pool, Spa,  
 Pool Equipment & Decking  
 as shown

\* Pool to be completed within 60 days of closing



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.