

**6013 silver luna way**

- 5 bedroom
- 5 bath + powder
- 5156 sqft
- modern farmhouse

**Move-in Ready!**  
**\$2,950,000**

**Wesley Parks, AIA, NCARB**

Director of Architecture

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

## madrone canyon

Eppright Homes has designed a timeless showpiece for you to call home. Nestled in the heart of Madrone Canyon, a luxury, gated community, you'll steal glimpses of Austin's famed hill-country as you drive up to this fabulous custom home. The exterior is a blend of our beautiful, native, Texas limestone and modern stucco with a pavestone driveway surrounded by a fresh, budding landscape. You and your guests will be welcomed into the home through a custom, pivoting door and graceful entry. Designed to utilize the .99 acre lot and maximize the outdoor space, this home features a large outdoor entertaining space as well as a luxurious pool and spa. Breathtaking views of the hill country can be enjoyed from the 2nd story. This elegant, luxury home is ready to provide privacy, ease of living and wonderful spaces to entertain.



scan for more pictures



## 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

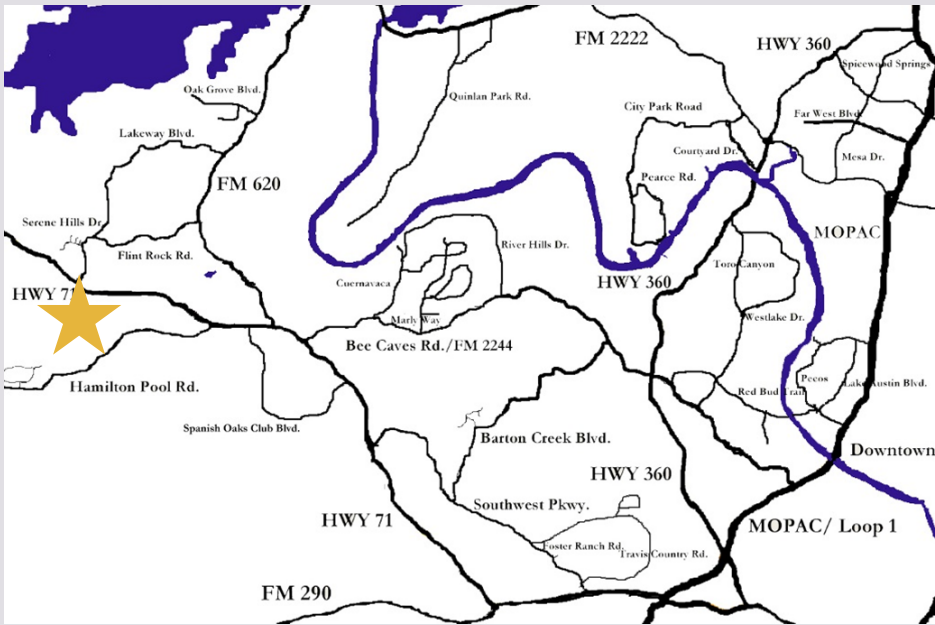
**TTax Rate:** 2.562547 per \$100: (Lake Travis ISD - 1.074100, Travis County - 0.304655, Travis Emerg SVC #6 - 0.083100, Travis Co. Healthcare - 0.100692, Lazy Nine MUD - 1.00)

## The Home

- Engineered slab on grade foundation
- Concrete tile roof with 24" Gauge Berridge standing seam metal roof accents
- Stone and Stucco Exterior with board and batten siding
- Pella Architect contemporary full light patio doors
- Pella Architect contemporary wood, aluminum clad windows
- Custom made steel entry door
- Landscape package includes sprinkler, sod and plantings
- Custom Architecturally site-specific design
- **Two private home offices**
- **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 SEER 18+ 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 and quality porcelain tile
- Signature Kitchen Suites State of the Art appliance package including 48" Dual Fuel Pro range, Induction, Sous Vide, All Stainless Dishwasher, 30" Combo Wall Ovens with Speed Oven and Steam Oven, 30" All Refrigerator Tower, 30" 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, modern farmhouse**





# .91 acre