



6021 Madrone Tree Lane

- 4 bedroom
- 4 bath + powder
- 3672 sqft
- Modern Hill Country

madrone canyon

Located in the exemplary Lake Travis ISD and the new Madrone Canyon neighborhood with ease of access to the heart of Lakeway and HWY 71. Neighborhood amenities include gated access, community pavilion and extensive landscaping.

Wesley Parks, AIA, NCARB

Director of Architecture

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13301 galleria circle, suite b175
bee cave, tx 78738

www.buildconfident.com



Sq. Ft. Areas	S.F.	Mas.
Main Floor Heated	3672	
Total Heated	3672	0
Garage	860	
Main Floor Exterior Covered	377	
Total Frame	4909	
Slab Footage	4909	
Roof	4909	
Conditioned Footage		3672



Rear Elevation

Neighborhood

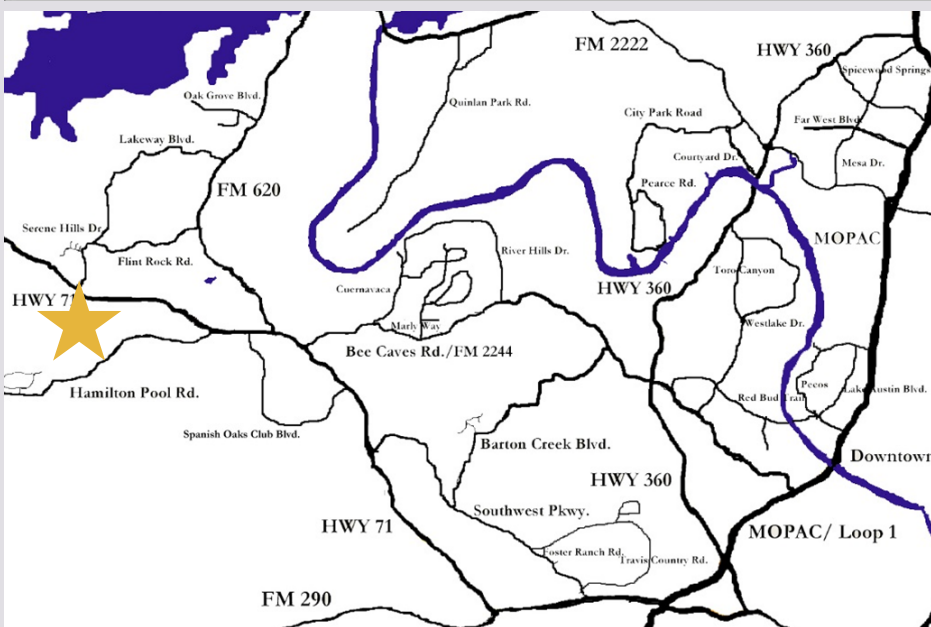
- Pedernales Electric, Lazy Nine MUD Water and Wastewater; Texas Gas Service Natural Gas and AT&T or Time Warner Cable for Cable and Internet
- Central Sewer and Water Service
- Award Winning Lake Travis ISD currently serving the area: Bee Cave Elementary, Bee Cave Middle School, & Lake Travis High School

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
- Concrete tile roof
- 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
- Outdoor Kitchen
- Hot water supply with circulation system that delivers virtually instant hot water at all taps
- Quality plumbing fixtures
- 2 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 Living Room
- Custom flooring throughout featuring stained hardwood flooring, quality porcelain tile and luxurious carpet
- JennAir Rise State of the Art appliance package including 36" Induction Cooktop, 36" custom Hood Liner, All Stainless Dishwasher, 30" Double Oven, 48" Built-in Refrigerator Freezer, and Microwave Drawer
- Appliance Design Guide available at <https://www.jennair.com>

4 bedroom, 4 full and powder bath, modern hill country



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 68A

.82 acre