



  
SWEETWATER™

*Announcing*

**7508 DAVENPORT DIVIDE ROAD**



**Proposed to Be Built Custom Home**

**\$1,150,000**

*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.*

**Sales Information:**

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

13301 Galleria Circle, Suite B175 Austin, Texas 78738

Main Floor



SQUARE FOOTAGES	
HEATED	3572 SF
TOTAL	3572 SF
GARAGE	723 SF
PORCH	44 SF
PATIO	305 SF
TOTAL	4644 SF

FLOOR PLAN

# A 4 Bedroom, 4 1/2 Bath Hill Country Traditional

## 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
- Crown Barrel Tile Roof with Metal Roof Accents
- Stucco exterior
- JELD WEN Full light patio doors
- JELD WEN wood, aluminum clad windows
- Custom made wood 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 Bryant high efficiency air conditioning 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 & solid surface counters
- Wood Burning with natural gas lighter fireplace in the Great Room
- Extensive woodworking featuring custom designed cabinetry
- Custom flooring throughout featuring stained hard wood flooring, quality porcelain tile and stain resistant wall-to-wall carpet
- Thermador stainless 36" gas cook top with griddle, double ovens 1 convection, microwave, full size dishwasher, 30" refrigerator & 24" Freezer Towers and under counter wine refrigerator.

