



*Introducing*

8404 Lakewood Ridge



**AVAILABLE FOR MOVE-IN NOW**

**\$1,349,000**

*Situated to on a relatively flat lot with very nice trees and private backyard, this 5,002 square foot home is a Post Modern Contemporary Home. Located in the Estate Community of Belvedere and prestigious Lake Travis ISD. The community offers great benefits of a community pool with lazy river, clubhouse, sport court, playground, fishing pond and jogging trail.*

**Sales  
Information:**

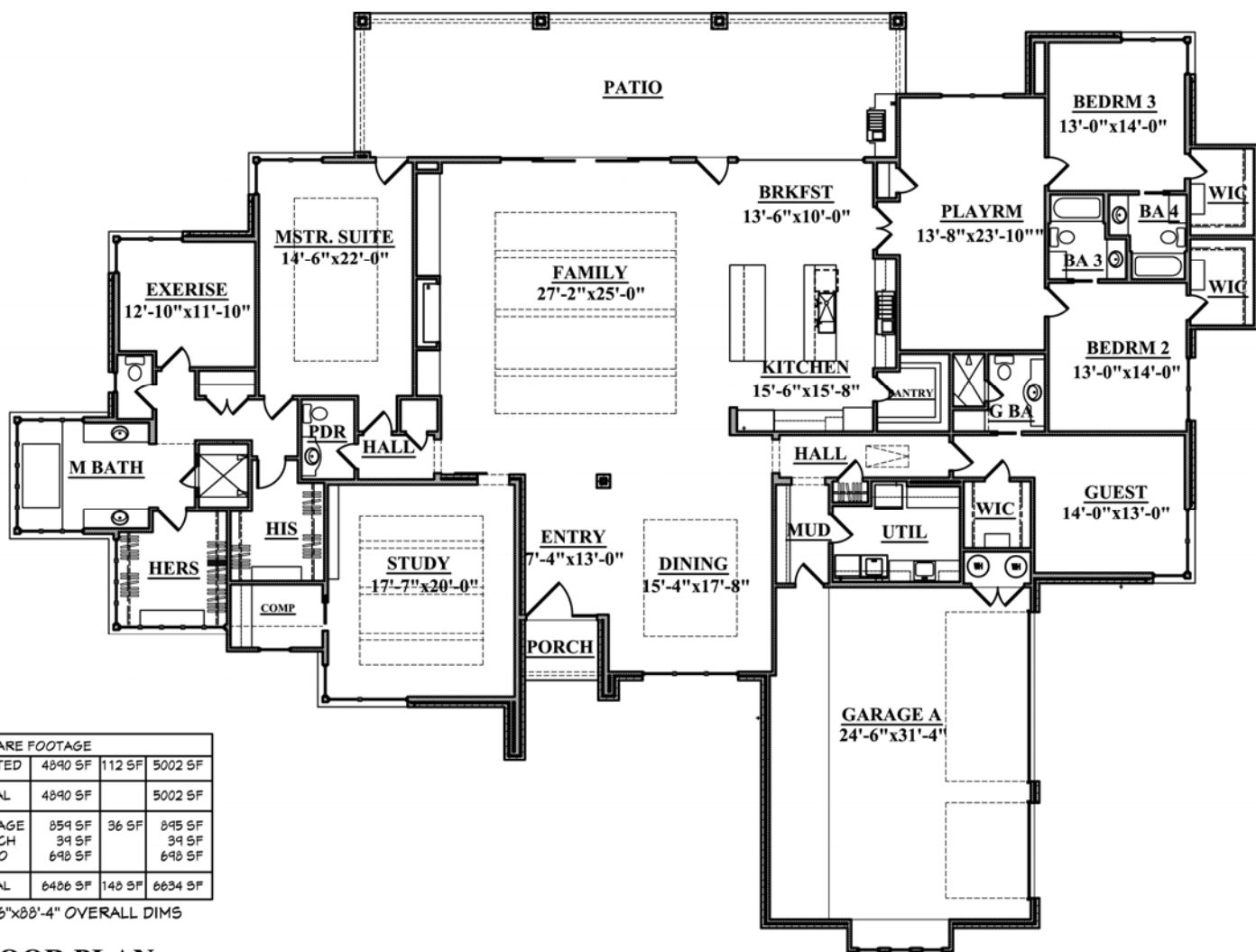
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[www.epprighthomes.com](http://www.epprighthomes.com)

13301 Galleria Circle, Suite B175 Bee Cave, Texas 78738

*Floorplan*



| SQUARE FOOTAGE |         |        |         |
|----------------|---------|--------|---------|
| HEATED         | 4890 SF | 112 SF | 5002 SF |
| TOTAL          | 4890 SF |        | 5002 SF |
| GARAGE         | 859 SF  | 36 SF  | 895 SF  |
| PORCH          | 39 SF   |        | 39 SF   |
| PATIO          | 648 SF  |        | 648 SF  |
| TOTAL          | 6406 SF | 148 SF | 6634 SF |

117'-6" x 28'-4" OVERALL DIMS

**FLOOR PLAN**

**14006** © 2014 RUSSELL EPPRIGHT HOMES



# A 4 Bedroom, 4.5 Bath Post Modern Contemporary Home

## Exterior Features

### Neighborhood

- Water: West Travis County Public Utility Association; Electric: Pedernales Electric; Propane: Action, Sharp or Garnett's; Trash: Texas Disposal Services; Cable & Phone: Time Warner Cable & AT&T services
- Onsite Engineered Septic System
- Award Winning Lake Travis ISD currently serving the area: Bee Cave Elementary, Lake Travis Middle School, & Lake Travis High School
- 2.5402 per \$100; Lake Travis ISD - 1.4075, Travis County - 0.4563, Travis County ESD #6 - 0.1000, Belvedere MUD - 0.4500, Travis Co. Healthcare - 0.1264

### The Home

- Engineered post tension slab on grade foundation
- Sheffield 24-Gauge Metal Roofing
- Energy efficient Low-E glass and quality Blown in Blanket System fiberglass insulation
- Stucco Exterior
- JELD-WEN Metal clad, solid wood, full light patio doors
- Custom made Iron Entry Door
- All wood JELDWEN windows with maintenance free metal cladding outside
- Complete landscaping includes sprinkler, sod and plantings
- Custom Architecturally site-specific design

## Interior Features

- Professional Interior Design
- Twin 50 gallon hot water tanks with circulation system that delivers virtually hot water at all taps
- Custom quality plumbing fixtures with cast iron tubs
- 3 zone Carrier high efficiency SEER 14 air conditioning and gas furnaces with Nest thermostats
- High speed RGS6 cable and Cat 5 telephone wiring, complete security system
- Custom made cabinetry featuring natural granite kitchen counters and Kohler STAGES 45 inch gourmet sink
- Slot fireplace in Great Room with choice of mantle design
- Extensive woodworking featuring wood cased windows and smooth wood beams
- Custom flooring throughout featuring stained hard wood, quality porcelain ceramic tile and stain resistant wall-to-wall carpet
- Thermador stainless appliances including a built-in 48" refrigerator, 48" gas sealed burner commercial cooktop with griddle, 48" Stainless Hood, and double built-in ovens, microwave,

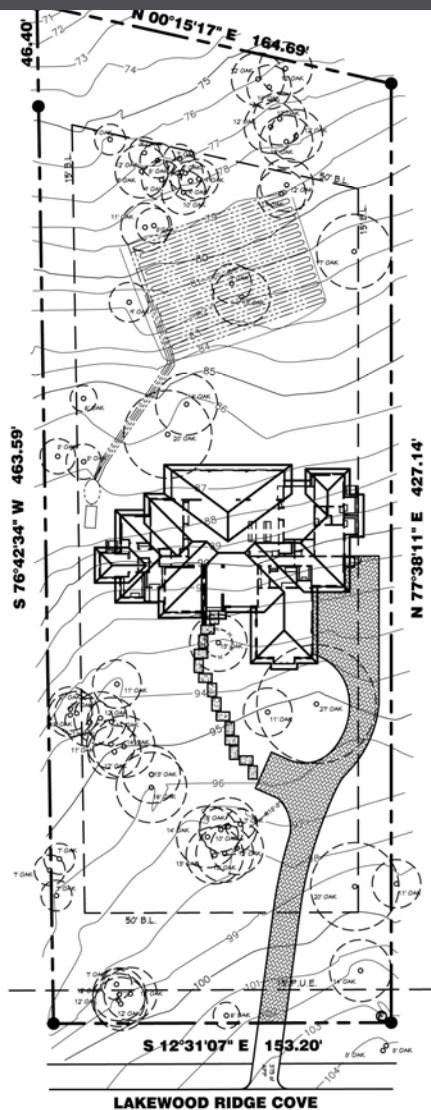


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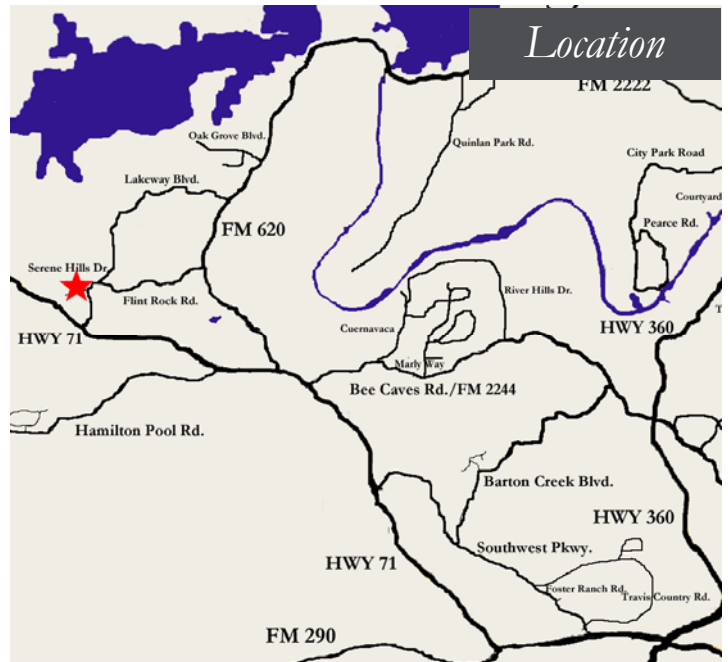
Lot 4D

1.603 Acres

Site Plan



SITE PLAN  
14006 © 2014 RUSSELL EPPRIGHT HOMES



Directions to Home in Belvedere

From Bee Cave Rd going West, Turn right onto TX-71 W, Turn left onto Hamilton Pool Rd, Turn right onto Rollins Dr., Turn Right on Flagler Drive, Turn Left on Lakewood Ridge. Home is on the Left.

For More Information,  
Call  
(512) 347-9955  
or visit  
[www.epprighthomes.com](http://www.epprighthomes.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.