



# epprighthomes

### Madrone Canyon Lot Key

-  Available Home - To Be Built with Buyer Financing
-  Sold Custom Home
-  Eppright Homes - Available Homesites
-  Available - UNDER CONSTRUCTION



## madrone canyon

Lot	Address	Lot Size	Lot Price	Home Price
1E	17201 Morning Grove Ln	0.76		SOLD
2E	17205 Morning Grove Ln	0.73	\$520,000	\$2,825,000
11E	17209 Morning Grove Ln	0.73	\$515,000	\$2,850,000
4A	17112 Sagebrook Dr.	0.74	\$446,500	
5A	17116 Sagebrook Dr.	0.75	\$446,500	
5E	17217 Morning Grove Ln	0.80	N/A	\$3,195,000
7E	6221 Madrone Tree Ln	0.84	\$533,000	\$2,500,000
8E	6301 Madrone Tree Ln	0.79		SOLD
49A	6105 Dusk Light Cove	0.99	\$570,000	\$3,295,000
56A	6505 Madrone Tree Ln	0.95	\$449,990	\$3,500,000
58A	6513 Madrone Tree Ln	0.83	\$537,000	
61A	6516 Madrone Tree Ln	0.74	\$565,000	Call for Price
62A	6508 Madrone Tree Ln	0.73	\$522,000	
67A	6321 Madrone Tree Ln	0.74	\$517,000	
70A	6013 Silver Luna Wy	0.91	N/A	Off the market

25,000 Construction and Design Down Payment due on contract.

Lot Closing 60 Days after Lot Contract.

**\*9% per annum simple interest to be added to lot purchase price for closings after 06/30/24.**

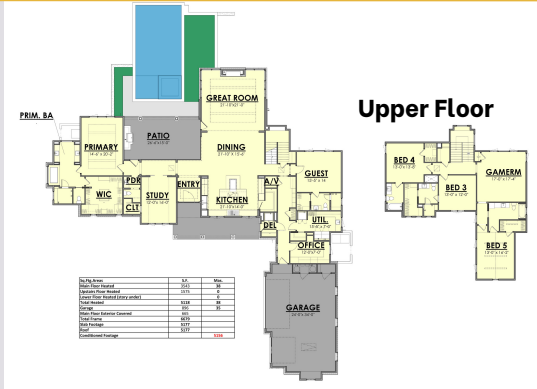
All prices, sizes and availability are subject to change without notice.

Water, Sewer, and Natural Gas tap fees included in pricing.  
04/09/2024

13301 galleria circle, suite b175  
bee cave, tx 78738

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## Available Homes in Madrone Canyon



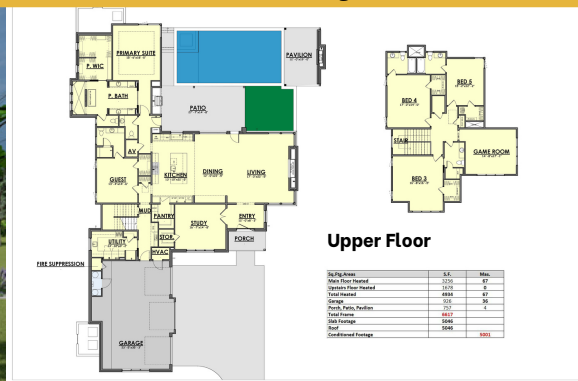
**6013 Silver Luna Way - Move in June 2024!**

**5,156 Square Feet, Homesite 70A, .91 Acre**

**off the market**

Two-Story Modern Farmhouse featuring 5 Bedrooms, 5.5 Baths, Pool and Spa, Great Room, 1 Dining, 2 Studies, Game Room, Utility, 3-Car Garage, Delivery room and Outdoor Kitchen, Backs to Open Space

## Available Homes Under Construction in Madrone Canyon



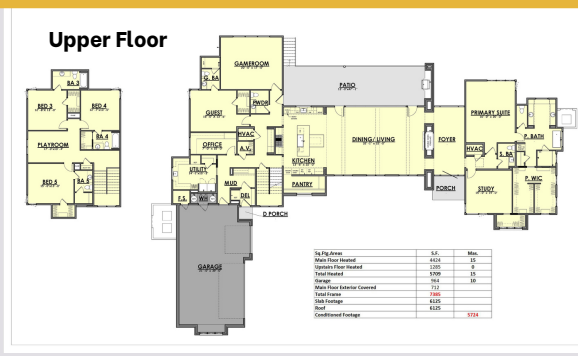
**17217 Morning Grove Lane - Under Construction - Move in June 2024!**

**5,001 Square Feet, Homesite 5E, .80 Acre**

**\$3,195,000**

Two-Story Modern Home featuring 5 Bedrooms, 5 Full Baths, Powder Room, Open Living, Dining & Kitchen, Study, Game Room upstairs, Mud Area, Utility, 3-Car Garage, Custom Pool and Pavilion with Fireplace

## Proposed To Be Built with Builder Financing Homes in Madrone Canyon

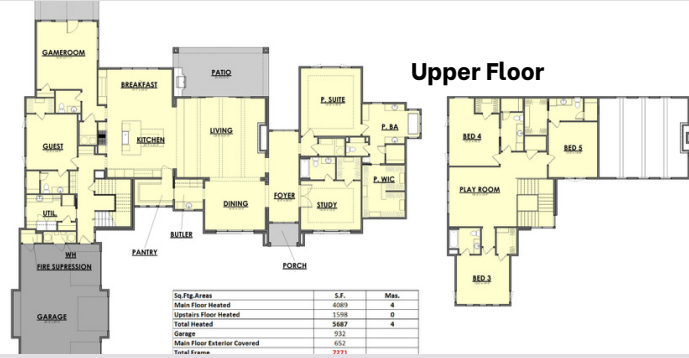


**6301 Madrone Tree Lane - To Be Built with Builder Financing**

**5,724 Square Feet, Homesite 8E, .79 Acre**

Two-Story Modern Home featuring 5 Bedrooms, 5 Full Baths, 2 Half Baths 1 Living, Dining, & Kitchen, Office & Study, Game Room, Playroom, Mud Area, Utility, 3-Car Garage.

**Proposed To Be Built with Builder Financing Homes in Madrone Canyon**



**6516 Madrone Tree Lane - To Be Built with Builder Financing**

**5,691 Square Feet, Homesite 61A, .74 Acre**

**Call for Pricing**

Two-story Santa Barbara style home featuring 5 Bedrooms, 6 Full Baths + Powder, Primary and Guest Suites on Main Floor, Open Living, Dining, Chef's Kitchen with Breakfast Peninsula, Butler's pantry, Study, Gameroom, Playroom & Utility Room, Outdoor Kitchen & 3-Car Garage

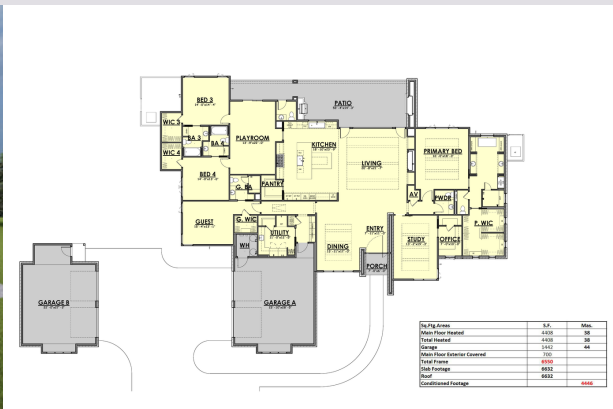


**17209 Morning Grove Lane - To Be Built with Builder Financing**

**4,544 Square Feet, Homesite 11E, .73 Acre**

**\$2,850,000**

One-Story Modern Home featuring 4 Bedrooms, 4 Full Baths & Powder, Open Living, Dining & Kitchen, Study, Gameroom, Mud Area, Utility, 3-Car Garage.



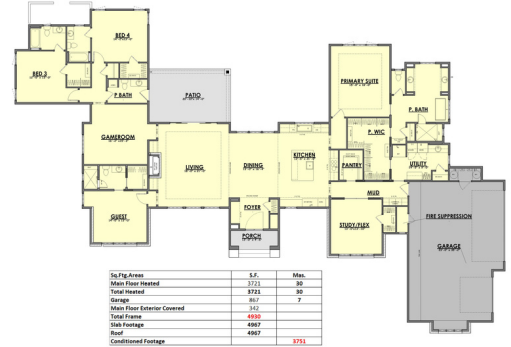
**17205 Morning Grove Lane - To Be Built with Builder Financing**

**4,446 Square Feet, Homesite 2E, .73 Acre**

**\$2,825,000**

One-Story Modern Home featuring 4 Bedrooms, 4 Full Baths & Powder, Open Living, Dining & Kitchen, Study, Playroom, Mud Area, Utility, 4-car garage.

**Proposed To Be Built with Builder Financing Homes in Madrone Canyon**

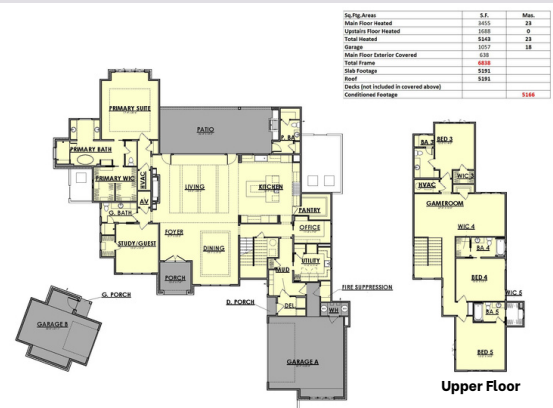


**6221 Madrone Tree Lane - To Be Built with Builder Financing**

**\$2,500,000**

**3,751 Square Feet, Homesite 7E, .84 Acre**

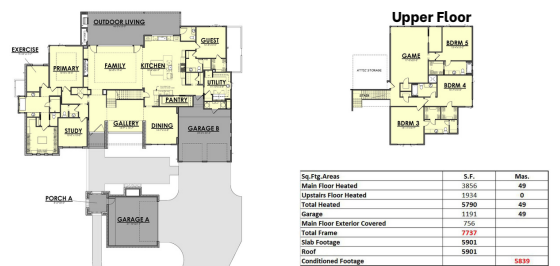
One-story modern French style home featuring 4 Bedrooms, 4 Full Baths + Powder, Open Living, Dining, Study, Playroom & Utility Room



**17201 Morning Grove Lane - To Be Built with Builder Financing**

**5,169 Square Feet, Homesite 1E, .76 Acre**

Two-Story Modern Home featuring 5 Bedrooms, 5 Full Baths & Powder, Open Living, Dining & Kitchen, Gameroom, Mud Area, Delivery room, Utility, 3-Car Garage



**6105 Dusk Light Cove - To Be Built with Builder Financing**

**\$3,295,000**

**5,839 Square Feet, Homesite, .99 Acre**

Two-Story Modern Home featuring 5 Bedrooms, 5 Full Baths & 2 Powder rooms, Open Family room, Dining & Kitchen, Study, Playroom, Private courtyard with wood burning fireplace, Outdoor Living with Fireplace and grill, Utility, 4-car garage

# Madrone Canyon Community Information

**Schools:** Award Winning Lake Travis ISD: Bee Cave Elementary, Bee Cave Middle School, & Lake Travis High School

**Water & Wastewater:** Lazy Nine MUD.

**Electric:** Pedernales Electric **Gas:** Texas Natural Gas **Cable:** Spectrum Cable & AT&T

**Masonry:** 100 % Required

**Square Footage:** Minimum of 3,500 for one story & 3,750 for two story (enclosed living space)

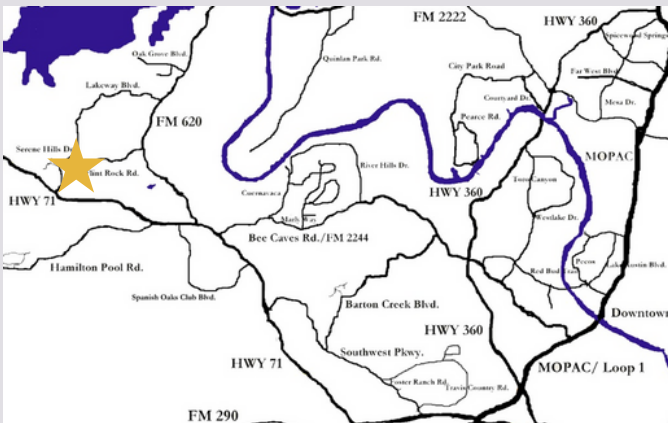
**Tax Rate:** 2.562547 per \$100: (Lake Travis ISD - 1.074100, Travis County - 0.304655, Travis Emerg SVC #6 - 0.083100, Travis Co. Healthcare - 0.100692, Lazy Nine MUD - 1.00)

**HOA Fees:** \$2,000 plan review fee included in price, Monthly Association Fee: 140.00

**Roofs:** Concrete Tile and/or non-reflective metal

**Windows:** Metal clad wood windows required.

**Landscape:** Automatic sprinkler system 6” top soil required, approved landscape plan must be completed before occupancy.



## For More Info

Bruce Herve  
 VP Sales & Field Operations  
 (512)934-0800 (C)  
 bruce@epprighthomes.com

Eppright Homes  
 will acquire the  
 perfect lot for your  
 new home or  
**BUILD ON YOUR LOT!**

[buildconfident.com](http://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.

**madrone canyon**

Take a look at our **luxurious** proposed homes (lot included) or Purchase a **homesite** and let Eppright Homes custom design your new home.

Ask us about **builder financing** on our available to-be-built homes and homesites!



build**confident**.com

**For More Info**

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