eppright homes

17213 morning grove lane

- 4 bedroom
- 4 bath + powder + pool
- 4746 sqft
- Modern Farmhouse

Under Construction
$3,195,000

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, playscape and extensive landscaping.

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www.buildconfident.com

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Floorplan

Sq.Ftg.Areas	S.F.	Mas.
Main Floor Heated	4703	43
Total Heated	4703	43
Garage	1300	64
Main Floor Exterior Covered	657	
Total Frame	6660	
Slab Footage	6767	
Roof	6767	
Conditioned Footage		4746

17213 morning grove lane **4746 sqft**

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: 2.716 per $100: (Lake Travis ISD - 1.2121, Travis County - 0.318239, Travis Emerg SVC #6 – 0.086700, Travis Co. Healthcare - 0.098684, 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
- 2 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, 2 All Stainless Dishwashers, 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#/

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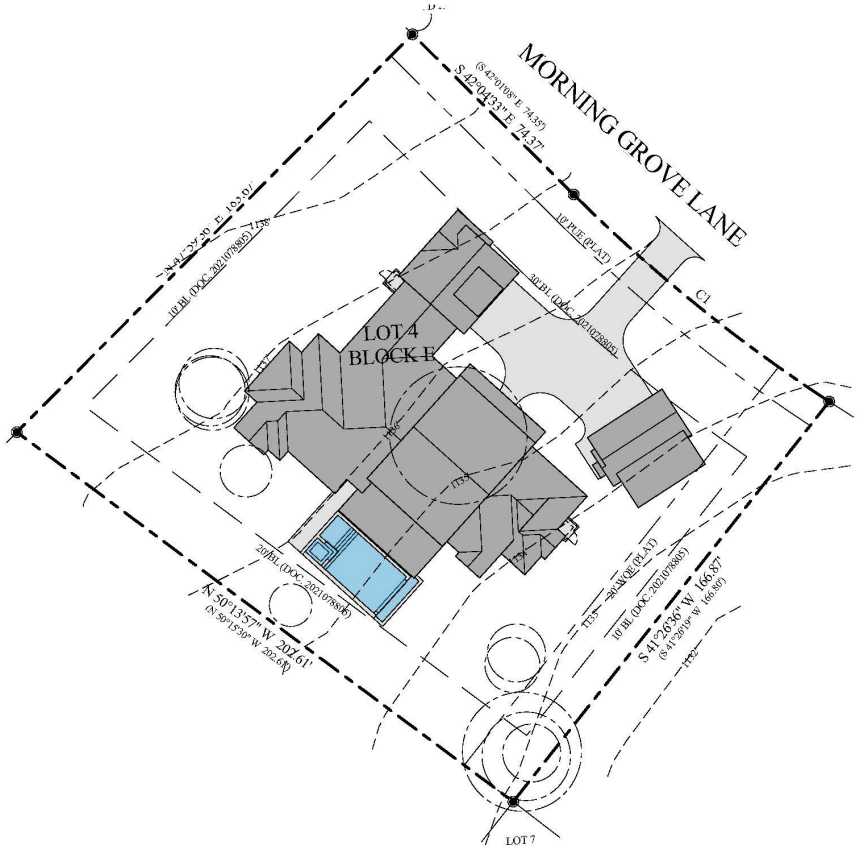
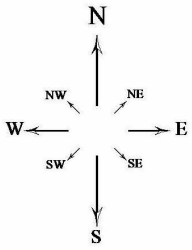
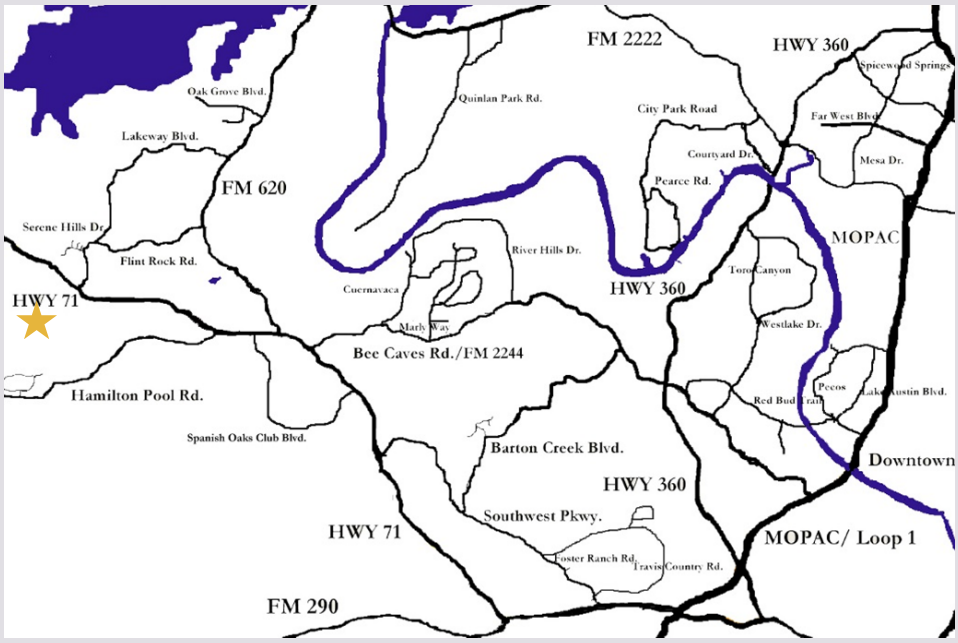
Site Plan

Scan for interior selections







For more information call (512) 347-9956 or visit buildconfident.com

EQUAL HOUSING OPPORTUNITY

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.

17213 morning grove lane lot 4E .76 acre