

2503 EDGEWATER DRIVE

PROPERTY FEATURES

Home Specifications

- ~ Style: European Country Estate
- ~ 9.46 Acres with +/-450 ft of Lake Austin Waterfront
- ~ Main House - Built in 2008, 4 Bedroom/4 Full Bath/Media Room/Office/Craft Room/2 Car Garage
- ~ Guest House - 2 Bedroom/2 Full Bath/1 Half Bath/Full Kitchen/Living/Dining/Office & Utility/ 1 Car Garage
- ~ Formal Dining, Living, Gourmet Kitchen, Butlers' Pantry, Breakfast Area, Planning Center, Craft Room
- ~ Boat House - Two Boat Slips, Storage Locker, Covered Roof Top Patio with Sound System, TV, Outdoor Kitchen

Amenities

- ~ Heated Pool & Spa with Grotto Slide & Waterfall
- ~ Boat House: Two Slips & Covered Rooftop Patio
- ~ Two Covered Outdoor Living Areas
- ~ Lake View Wrap-Around Covered Patios
- ~ Surround Sound System
- ~ Four Fireplaces (Two Interior/Two Exterior)
- ~ Entertainment Style Garage with Two Doors
- ~ Two Gated Entrances
- ~ Spectacular 50 foot Driveway Waterfall
- ~ Hiking Trails& Wet Weather Creek
- ~ Exterior Landscape Lighting
- ~ Lake Drawn Irrigation System
- ~ Large Storage Barn

Kitchen Specifications

- ~ Thermador Induction Cooktop
- ~ Subzero Built In Refrigerator
- ~ GE Profile Convection Oven
- ~ GE Profile Microwave Oven
- ~ GE Profile Warming Draws
- ~ Miele Dishwasher
- ~ GE Monogram Beverage Refrigerator
- ~ GE Monogram Ice Maker

Interior Finishes

- ~ Polished Granite Countertops
- ~ Alder Wood Doors and Cabinetry
- ~ Solid Oak Floors
- ~ Accent Pendent Lighting and Chandeliers
- ~ Venetian Plaster Wall Finishes
- ~ Wood Clad Windows
- ~ Limestone Fireplace Surrounds
- ~ Iron Staircase Railings, Balconies, & Doors

Exterior Finishes

- ~ Slate Tile Roof
- ~ Wood Clad Doors & Windows
- ~ Limestone & Stucco Exterior
- ~ Saltillo Tile Patios
- ~ Flagstone Decking Around Pool
- ~ Cedar Wood Beams& Corbels

Master Bedroom Suite

- ~ Large 20'x16' Bedroom with Fireplace and Lake Views
- ~ Master Bath with Two Vanities, Additional Make Up Vanity
- ~ Oversized Jetted Tub & Natural Stone Shower
- ~ Two Walk-In Closets with Built in Shelves & Cabinets