

# PROPERTY FEATURES + UPDATES

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4124 WESTLAKE DRIVE, AUSTIN TX 78746

## **BASIC PROPERTY INFO.**

- 1.783 Acres of Land (77,667.48 Sqft)
- Built in 1998, by Zoch Custom Homes- Slab Foundation, Tile Roof, Stucco/Limestone Exterior
- 6,817 Sqft (Tax Records), 6-7 Bed, /7 Full, 1 Half Bath
- 2-Story Main House
- Gated "Subdivision" (with just one other home)
- 2-Car Garage (attached); 2-Car Garage (detached); various parking spaces
- Separate 3-Story Carriage House
- Main House 600+ Sqft Veranda Overlooking Backyard + All Listed Views- Variegated Slate Tile Floors
- Septic on Property- Field Across Driveway in Front of House

## **LOCATION.**

- Centralized Location
- Within 1 Mile: Davenport Village (Jack Allen's Kitchen, 360 Unos, Maudie's Milagro, Davenport Wines & Spirits, Northwest Hills Pharmacy, Pak Mail, Body Business Health Club & Spa, etc) Capital of TX Hwy
- Within 1+ Miles: Shell Gas Station (Tuscany 360 Café & Market + Austin Java) 360 Boat Ramp, River Bend Church, Austin Country Club, Bridge Point Elementary, St. Stephen's Episcopal School, Wild Basin Nature Preserve, etc
- Within 5+ Miles: Eanes ISD Schools, Barton Creek Square Mall (Shops, Restaurants & Movie Theater), Villages At Westlake (HEB, P. Terry's, Office Depot, Starbucks Coffee, Twin Liquors, AT&T, etc.) Westlake Medical Center, Westbank Market (Randalls, Fedex Office Center, Chipolte Mexican Grill, Jason's Deli, etc), West Woods Shopping Center (Las Palomas Restaurant and Bar, Stein Mart, Petco Animal Supplies, Bombay Grill Indian Food, Michaels, UPS, etc), etc
- 20+ Minute Drive to: Downtown/Central Austin, Lady Bird Lake Hike & Bike Trail (through Westlake- Minimal Traffic), the Domain + Arboretum Shopping Areas, Lake Travis, Hill Country Galleria, Austin Bergstrom International Airport, etc

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## **FIRST FLOOR (INTERIOR).**

- Master Bed/Bath- Bed: Opens to Veranda; Bath: His & Hers Custom Built-in Cabinetry (Wood w/ White Gloss Paint) w/ Carrara Marble Countertops; His & Hers Walk-In Closets- Custom Built-in Cabinetry; Walk-In Shower w/ Bench, Jacuzzi Whirlpool Bath
- Formal Living- w/ Gas-Starting/Wood-Burning Fireplace w/ Ubatuba Granite Surround, Large French Doors Opens to Veranda, Custom Shelving, Coffered Ceiling
- Formal Dining
- Office/Library- Custom Built-In Cabinetry/Shelving, Pair of Pocket Doors + Pair of French Doors (For Privacy)
- Butler's Pantry- Custom Built-in Cabinetry, Carrara Marble Countertop
- Kitchen + Informal Living & Dining- Custom Cabinetry, White Quartz Countertops + Center Kitchen Island (w/ sink) + Breakfast Bar + Uline Wine Refrigerator; Thermador-Stainless Steel Double-Oven, Two Dishwashers, Cook Top w/ 6+ Burner Griddle + Recirculating Exhaust Fan; Sub-Zero Refrigerator + Freezer (Side-by-Side); Subway Tile Backsplash (White-Behind Cook Top); Beadboard Backsplash; Stone Surround Gas/Wood Burning Fireplace Wood Beam Mantle; Opens to Veranda
- Laundry Room- Large Sink, Custom- Built-in Cabinetry and Desk, Utility Closet, Entrance/Exit to 2-Garage
- Half Bath/Powder Room- Carrara Marble Countertops, Custom Built-in Cabinetry; 2 Hall Closets on Either Side
- Bluetooth Surround Sound- throughout Downstairs (Master Bed/Bath, Office/Library, Formal Dining, Formal Living, Veranda, Kitchen Area)
- Flooring
  - o Brazilian Cherry Hard Wood (Formal Dining, Formal Living, Office/Library, Master Bed)
  - o Polished Limestone Tiles (Foyer and Adjacent Halls)
  - o Rough Cut Limestone (Back Hallway, Laundry Room, Half Bath)
  - o Maple Hard Wood Floors-Dark (Kitchen + Stairs)

## **SECOND FLOOR (INTERIOR).**

- Game Room- Walk-In Storage Closet, Surround Sound Speakers
- 4-Ensuite Bedrooms/Bathrooms- Walk-In Closets w/ Built in Shelving; all Bathtub Shower Combos w/ Subway Tile, Custom Built-In Cabinetry (White)
- Flooring
  - o Dark Stained Oak Hardwood (all 4 Bedrooms and Walk-in closets, Game Room, Hallway)
  - o Hexagon Tile (White-all bathrooms)

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## **CARRIAGE HOUSE + GUEST ROOM/HOUSE (INTERIOR).**

- 3-Story Carriage House- Detached from Main House and Includes...
  - o Lower Level-Potting Shed w/ Built-In Cabinetry/Shelving, Sink w/ Running Water, (Entrance under Pergola in Backyard- Lower Level of Building)
  - o Main Level- 2-Car Garage (Built-In Storage/Closet/Shelving), Walk-In Closet Storage
  - o Second Floor- Studio w/ Armoire (w/ Sink, Mini Fridge, Microwave), Large Walk-In Cedar Closet w/ Built-In Shelving, Private Terrace Overlooking Hill Country + Bull Creek-Lake Austin, Full Bath w/ French Doors, Walk-In Steam Shower- Rojo Marble, Closet w/ Built-In Shelving, Cesame Pedestal Sink
- Guest Suite (Full Bed/Bath)- "Connected" to Main House through Garage (3 Separate Entrances/Exits- 1. through Garage, 2. out to Backyard/Pool, 3. out to Private, Covered Pergola Area) Bathroom- Cesame Pedestal Sink, Walk-In Shower
- Flooring
  - o Mesquite Hard Wood (Carriage House Studio and Walk-In Cedar Closet)
  - o Rojo Marble (Carriage House Bath)
  - o Rough Cut Limestone (Guest Room)
  - o Hexagon Tile (Guest Room Bath)
  - o Variegated Slate Tile (Pergola Sitting Area, Carriage House Terrace)
  - o Painted Concrete (Garage(s), Potting Shed)

## **LANDSCAPING (EXTERIOR).**

- Manicured Sprawling Lawn (Front + Back)
- Meticulously Landscaped + Well-Maintained Gardens/Beds with Rich Assortments of Flowers/Vegetation (Front + Back)
- Abundance of Trees (w/ a Variation of Sizes) for the Perfect Balance of Shade + Privacy (Front + Back)
- Extended, Wooded Portion of Front Yard (Flows to Property Line); Broad Section of Property that Serves as Insulation from other Homes
- Extensive Custom Stone Work including Pathways/Walkways, Wall Structures, Stairs, etc (Front + Back)
- Irrigation/Sprinkler System throughout Property + Invisible Fence
- Overall Unique, Tiered/Leveled Piece of Land Allowing for a Natural Flow Aesthetic
- Views:
  - o Pennybacker Bridge (360 Bridge)
  - o Lake Austin (Direct view of Bull Creek from Carriage House Terrace)
  - o Hill Country (the Westlake Hills)
  - o Austin Country Club Golf Course

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## **BONUS FEATURES (EXTERIOR).**

- Dark-Bottom Pool with Sheer Descent Waterfall + Planter Feature
- Pergola with Gas/Wood-Burning Fireplace, Fire Magic Grill, Lounge + Dining Area (Poolside)
- Pergola/Private Balcony + Seating Area off of Guest Room (attached to main house)
- Potting Shed with Built-in Storage/Shelving + Working Sink
- Outdoor Bluetooth Speaker System throughout Backyard
- Custom-Built:
  - Bocce Ball Court
  - Natural Looking Treehouse/Playscape (w/ Set of Swings + Slide)
  - Fire Pit + Dining Area

## **UPDATES.**

- All of House
  - 2 Tankless Water Heaters (2016)
  - Septic Field Flushed (2017)
  - New Exterior Lighting Control Box (July 2017)- Wemo App Controlled
  - New Irrigation Control Box (June 2017)
  - Exterior of House Repainted (2015/2016)
  - All New Pool Filters (9/7/2018)
  - Front Door Painted (Nov 2018)
- Formal Living - Whole Room Repainted (Nov 2018)
- Formal Dining- Whole Room Repainted (Nov 2018)
- Kitchen + Informal Living & Dining
  - Countertops replaced- White Quartz (2015)
  - Entire Room Repainted-Walls, Cabinets, etc (2015/2016)
  - Refinished Wood Floors (2016)
  - New Thermador, Stainless Steel Double Oven, Stove Top, Two Dishwashers (Replaced June 2017)
- Master Bed + Bath- Repainted-except closets (2016)
- Laundry Room- Whole Room Repainted (2016)
- Game Room- Whole Room Repainted (2016)
- Second Floor, Front Right Bed/Bath- Repainted (2016)
- Carriage House (Second Floor)- Repainted (2016)
- Guest Room- Repainted (2016)
  - Trane XR Airconditioning Unit Heat Pump Installed (9/7/2018)
- Garage(s)
  - Garage Door(s) Repainted (July 2017)
  - Both 2-Car Garages Interior Walls Repainted (2016)

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