

14618 Mansfield Dam Court, Unit 32

General Information:

- 3 bedrooms, 3 bathrooms, 2 car front entry garage, study (4th bedroom), formal dining, family, breakfast and utility rooms with kitchen and covered porches & balconies per plans.
- Area under roof is approx. 3991 sq. ft with 3120 sq. ft A/C living area.
- Wonderful hill country & Lake Travis views from the homesite

Exterior:

- Sand stone and Stucco exterior
- Two 8'x7' custom wood garage doors.

Formal Dining:

- Crown moulding
- Arched rounded corner entry, fabulous large chandelier

Family Room:

- Crown moulding with vaulted ceiling and clerestory windows
- Rock fireplace with TV wiring above
- Ceiling fan and recessed lighting

Master Bedroom and Closet:

- Pop up ceiling with crown moulding
- Entry off private arched alcove
- Window wall overlooking Lake Travis
- Extra shelving and seasonal hanging in 10' high ceilings with custom built-ins

Master Bathroom:

- Extra large master closet with built in shelves
- His and hers vanity, hers with knee space and stack drawers
- Jacuzzi tub, Large tiled shower

Study:

- Large windows overlooking Lake Travis
- Double Alderwood Doors large storage closet with shelves

Kitchen & Breakfast Room:

- Alderwood cabinetry with the following features:
 - * full height wall units with crown moulding and glass front upper units
 - * granite countertops with tile back splashes
 - * large pantry
- Large work island with metal corbels

Utility Room:

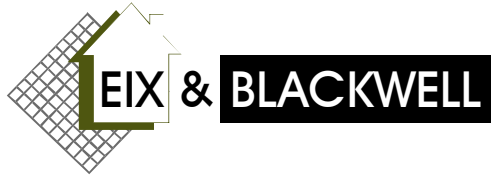
- Cabinets, granite countertops, utility sink

Special Features:

- Security system is pre-wired to all operable windows and exterior doors to receive three (3) key pads
- 10 foot ceilings throughout formal areas and Master suite
- Low -E glass in all exterior windows
- Covered front porch, back porch & upstairs balcony with ceiling fans
- Large covered family room porch, fan and stereo
- Prewired for phone (Cat 5), cable & stereo throughout house, LAN capable
- All rooms with ceiling fans
- Storage Overhead System in Garage, Large storage closets off upstairs gameroom.
- Extra efficient blown wall insulation, Reflective decking on roof
- Alderwood front door, stairs and cabinets

Sales Price \$ 588,900

design & construction



Design & Construction
Design # 3120 - 3 Bedroom, Study, Game, 2.5 Bath
14618 Mansfield Dam Court # 32



ELEVATION



O= 512/347-9799 F= 512/347-9899 CELL= 512/925-2299