



# Russell Eppright Custom Homes

*Setting the standard for excellence in the custom homebuilding industry.*

*The Estates*  
  
*at Eanes Creek*

*Announcing*

**1609 Corto Lane**



**Construction To Be Completed Mar/Apr 2011**

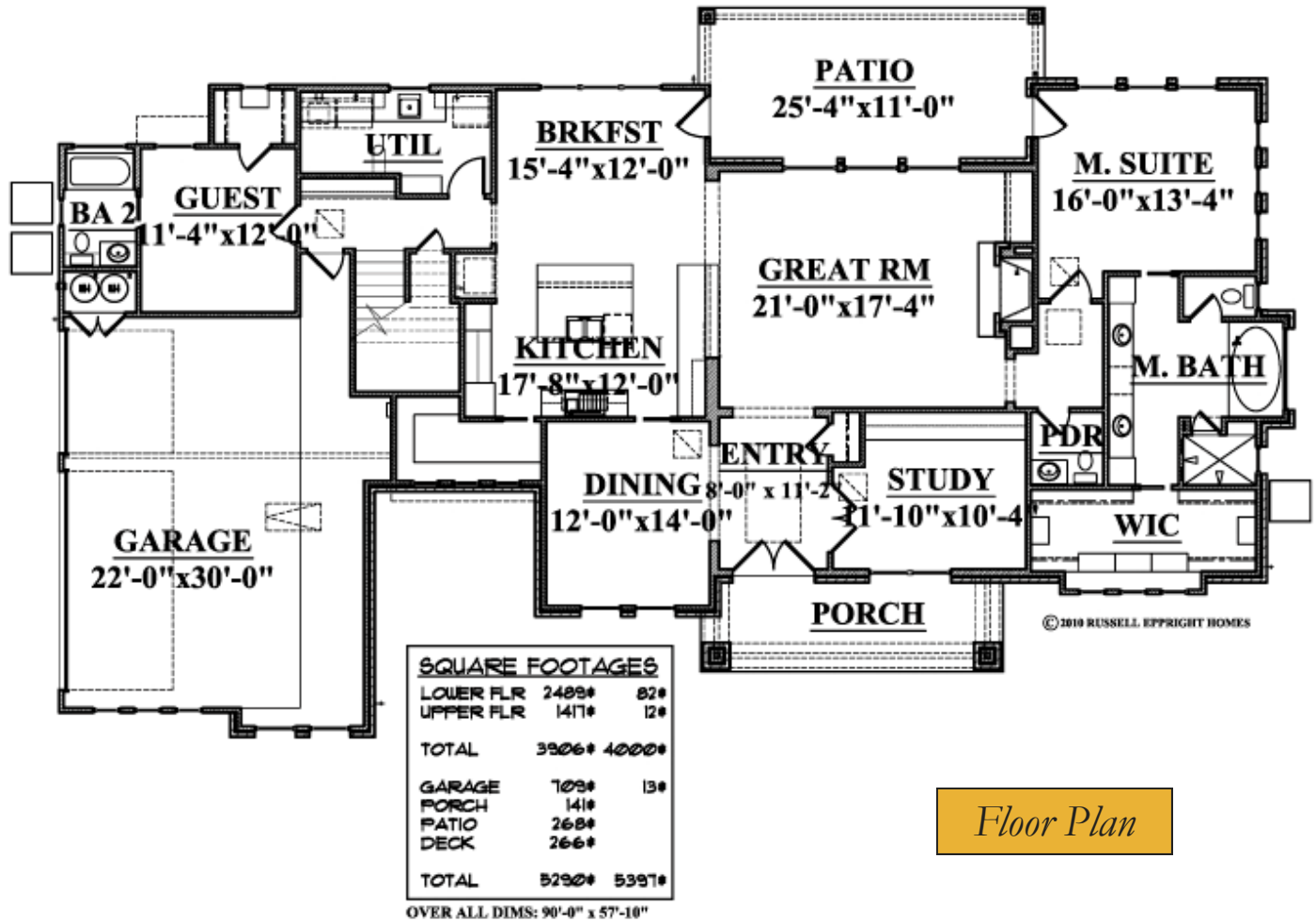
**\$959,900**

*Immerse yourself in this charming, 4,000 square foot Craftsman style home in the award winning Eanes School District. The natural stone, stucco and Board and Batten exterior provides the setting for the home while stained cedar posts, corbel decors and a stained wood, Knotty Alder double door create the ambiance of warmth, style and excitement. Gaze at the beautiful panoramic hill country views from the upper deck and spacious front porch.*

*Picture yourself enjoying the evening overlooking the Cliffs of Lake Austin as twilight begins.*

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Floor Plan

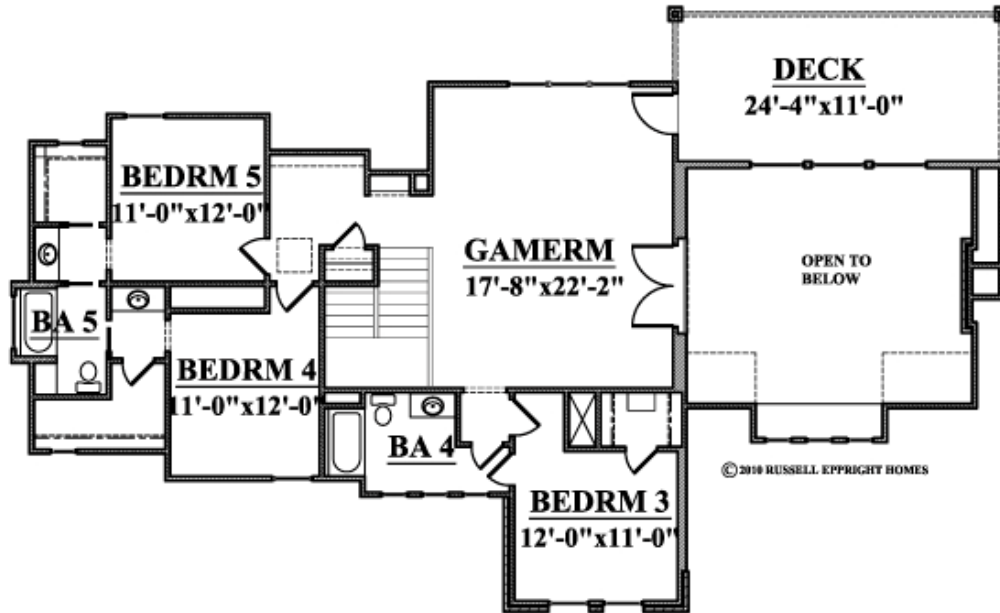
The beautiful two-story entry announces your arrival with beautiful porcelain tile floors and an elegant pop-up ceiling. The Porcelain tile continue to the right into the beautiful formal Dining Room and to the left into the gorgeous Study with high ceilings, a computer niche and beautiful windows overlooking the hill country. Straight ahead, the Great Room is the perfect size for entertaining family and friends, complete with built-in cabinetry and a elegant fireplace.

The Gourmet Kitchen is oversized with a huge center island and plenty of seating room for entertaining. The cook of the home will enjoy an abundance of counter and cabinet space, including a huge walk-in pantry, and all stainless steel appliances. The design of the home allows a free flow of space between the Kitchen, Breakfast Room, and Family Room while beautiful arches provide the only recognition of boundaries between these rooms, which are situated to enjoy views of the covered Patio and beyond.

The Master Retreat is very private, and offers beautiful views of the Texas Hill Country. The light-filled walk-in closets are large and include generous hanging space and built-in shelving. The Master Bath features a six-foot soaking tub, separate vanities and a huge walk-in shower.

The downstairs Guest Bedroom is complete with a private bath and huge walk-in closet. The service area of the home includes a built-in bench with cubbies, and large utility room with built-ins. The 3-car garage is oversized with plenty of room for storage.

## A 5 Bedroom, 4.5 Bath Craftsman Home



### Exterior Features

### Neighborhood

- Water District 18 Water, Austin Energy & Electric, Time Warner Cable, SW Bell Telephone services
- Onsite Engineered Septic System
- Just minutes to Lake Austin Boat Launch
- Award Winning Eanes ISD currently serving the area: Valley View Elementary, West Ridge Middle School, & Westlake High School
- Tax Rate: 1.79146 per \$100; (EISD - 1.2025, Travis County - 0.4215, Travis Co Healthcare - 0.0674, ESD#10 - 0.1)

*Upstairs, the oversized Gameroom and Sitting area overlook the Family Room and add perfectly to the entertaining aspect of this home also giving access to a private back patio looking into the quiet hill country. Off the Gameroom, each of the three bedrooms upstairs are ample with walk-in closets and direct access to full size baths.*

### Interior Features

- Professional interior design assistance
- Hot water supply with circulation system that delivers virtually instant hot water at all faucets
- Custom quality plumbing fixtures with cast iron tubs
- 3 zone Carrier high efficiency SEER 14 air conditioning and gas furnaces
- High speed RGS6 cable & Cat 5 telephone wiring, complete security system, and generous light fixture allowance
- Custom made cabinetry featuring natural granite counters in Kitchen, Butler's Pantry, with under mounted sinks in Kitchen and bathrooms
- Wood burning fireplace in the Great Room with choice of mantle design
- Porcelain tile and carpet flooring
- Thermador dishwasher, 36" gas cooktop, 36" stainless hood range, and convection oven and microwave and warming drawer stack.

### The Home

#### Exterior Features

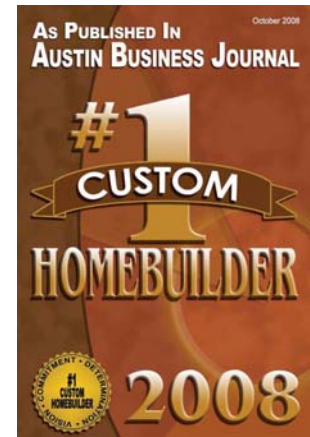
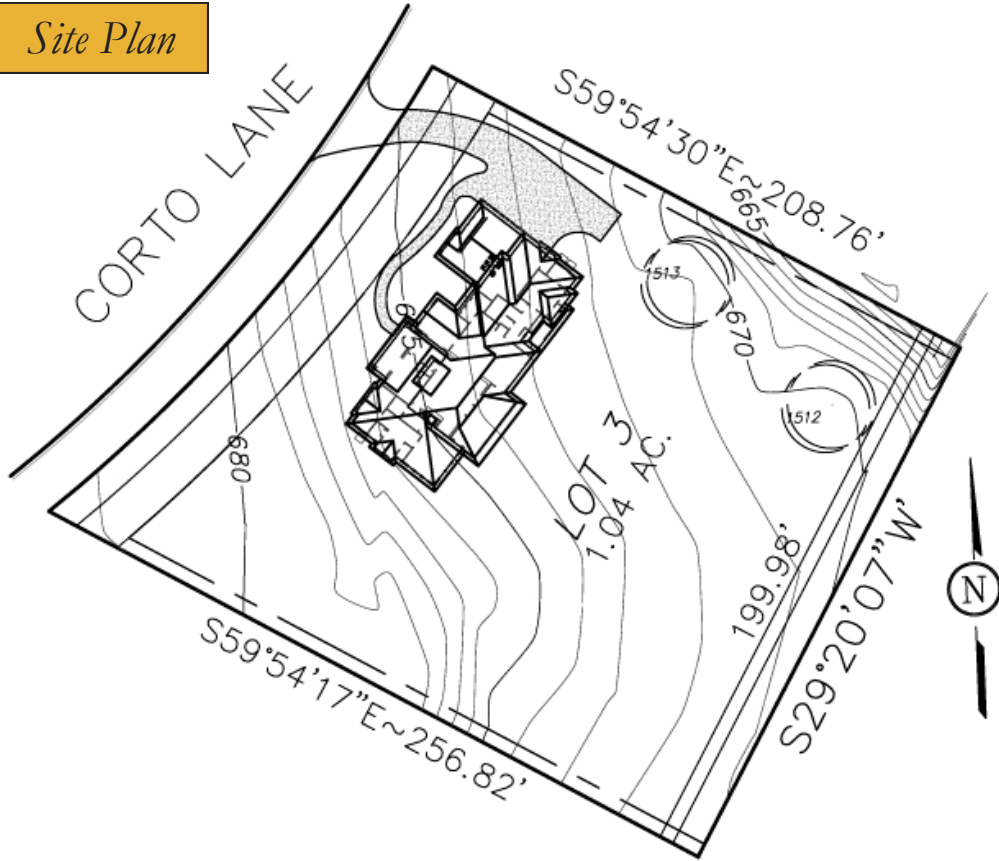
- Large flat homesite, Huge mature hardwoods!
- Engineered slab on grade foundation
- Elk High Definition Composition Roofing Metal Accents
- Low E Sun Gate high efficiency Bronze Aluminum Windows throughout.
- Chopped Hill Country Blend Exterior Stone
- Full light, steel insulated patio doors
- Engineered Knotty Alder Entry Door
- Generous landscape allowance includes sprinkler, sod and plantings
- Custom Architecturally site-specific design

1609 Corto Lane

Lot 3A

1.04 Acres

Site Plan

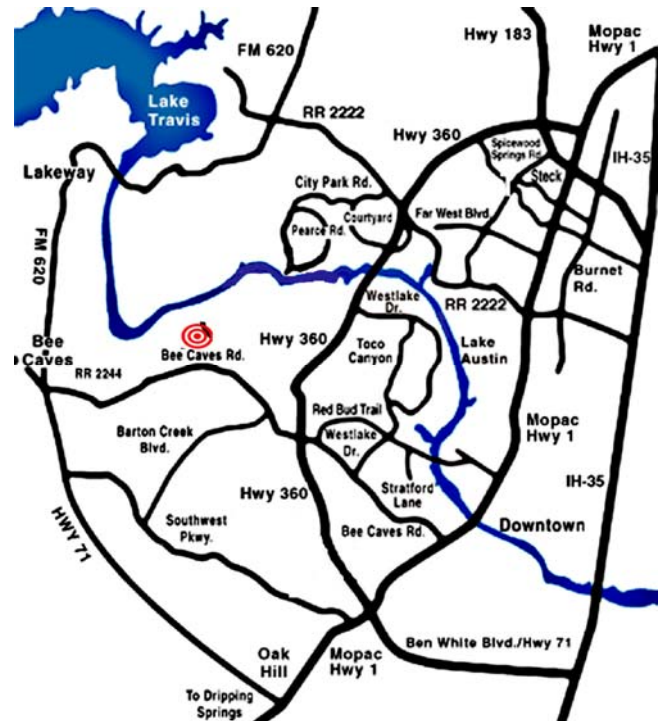


Location



Russell Eppright Custom Homes

*Recipient of the 2008 Grand Max Award, Custom Builder  
by  
The Home Builders Association of Greater Austin*



For More Information, Call (512) 347-9955  
or Visit [www.epprighthomes.com](http://www.epprighthomes.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.