



# RUSSELL EPPRIGHT CUSTOM HOMES

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

*The Estates*  
  
*at Eanes Creek*

*Announcing*

**1700 CORTO LANE**



**PROPOSED TO BE BUILT WITH OWNER FINANCING**

**\$1,150,000**

*This 3,661 square foot, mostly one-story home is a rich hill country design. With a perfect mixture of stone and board & batten convey a hint of classic ranch home style, the standing seam metal roofing and composition blend add the unique Austin feel to the exterior of this home. Located on a large, over an acre lot, this home is surrounded by gorgeous hardwood trees on a quaint cul-de-sac in the middle of the award winning Eanes School District.*

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Enter into a Gallery with beautiful stone columns just adjacent to the main living areas of the home. The open Great Room and Dining Room is open to the kitchen with tall vaulted ceilings and beautiful hand hewn beams. These hand hewn naturally stained beams create a rustic elegant theme which flows throughout the main areas of the home

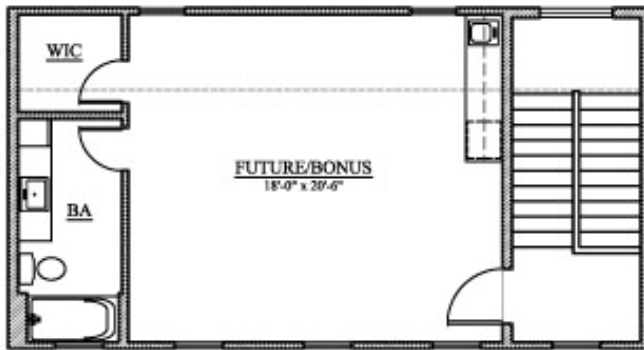
This truly Gourmet Kitchen is oversized and includes a huge center island with plenty of seating room for family and friends. The cook of the home will enjoy an abundance of counter and cabinet space, including a huge walk-in pantry, and all-stainless KitchenAid appliances. To complete the functionality and form of this Kitchen, the wine closet with wet bar and wine refrigerator located just off the Kitchen is perfect for entertaining.

Located off the Great Room is a private Vestibule with entrances to the Library/Office and Master Bedroom. The Library/Office has an abundance of custom made built-in stained bookshelves and work desk. Also located is a large closet, optional for a gun room. The Master Retreat is very private, and offers beautiful views of the heavily wooded and private backyard. The light-filled walk-in closet is large and includes generous hanging space and built-in shelving. The Master Bath features a six-foot whirlpool style tub, separate vanities with granite countertops and a huge walk-in shower.

Tucked behind the kitchen is a large secondary bedrooms with private bath. The Gameroom and Guest Suite can be closed off from the rest of the house by the double doors. The Guest bedroom has a private entrance to the back patio. Both secondary bathrooms have granite vanities and large walk-in closets. Perfect for the most special guests.

The service area of the home is both functional and ample with a planning area, a large utility room with a bench and cubbies area as well as a broom closet. The split two car and single car garages are oversized and offer space for three cars and extra storage.

# A 3 BEDROOM, 3.5 BATH RUSTIC RANCH HOME



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*Follow the stairs just of the garage to a large Attic space. This space is roughed for future bath and kitchenette.*

*A perfect to be made space for a future apartment, studio, media room, second Gameroom or office space.*

## 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
- 2 zone Trane 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
- Wood burning fireplace in the Great Room with choice of mantle design
- Wood, porcelain tile and carpet flooring
- Kitchen Aid Architect dishwasher, 48" gas commercial cook-top with griddle, 48" stainless hood range, double convection ovens, built-in microwave, 48" stainless refrigerator, under counter wine fridge and 36" barbeque grill

## THE HOME

### EXTERIOR FEATURES

- Large flat homesite, Huge mature hardwoods!
- Engineered slab on grade foundation
- Heavy Gauge Standing Seam Metal Roof and Elk High Definition Composition Roofing
- Low E Sun Gate high efficiency Bronze Aluminum Windows throughout.
- Beige Limestone with Hardi Board and Primed Spruce Batten
- Full light, steel insulated patio doors
- Engineered Knotty Alder Entry Door
- Generous landscape allowance includes sprinkler, sod and plantings
- Custom Architecturally site-specific design

## EXTERIOR FEATURES

### NEIGHBORHOOD

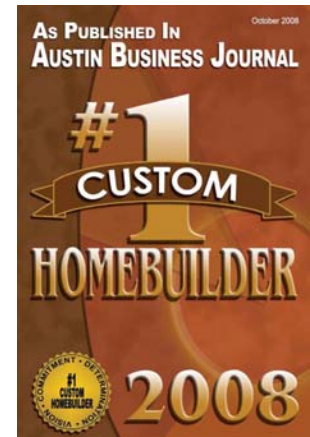
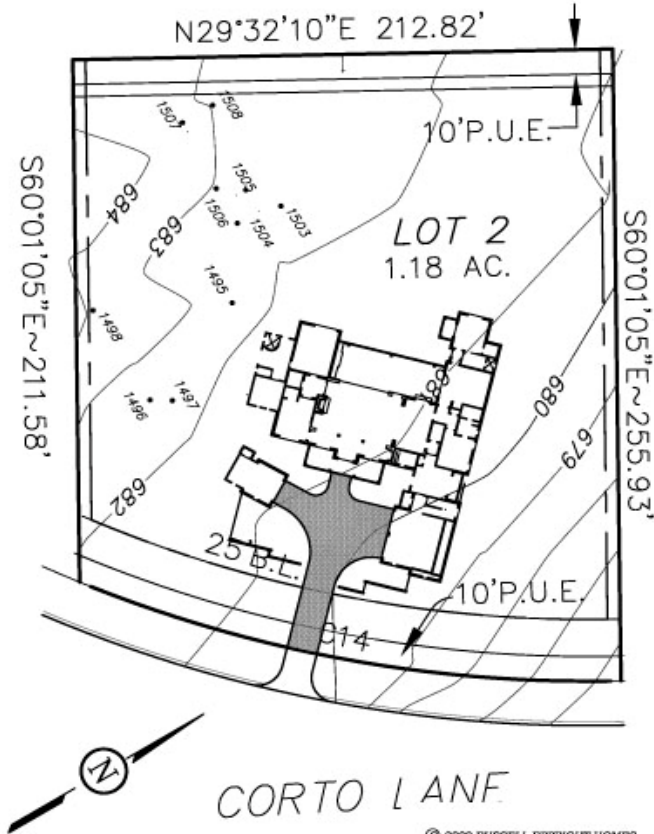
- Water District 18 Water, Austin Energy & Electric, Time Warner Cable, SW Bell Telephone services
- Onsite Engineered Septic System
- Just minutes to Lake Austin Boat Launch
- Award Winning Eanes ISD currently serving the area: Valley View Elementary, West Ridge Middle School, & Westlake High School
- Tax Rate: 1.7826 per \$100; (EISD - 1.2025, Travis County - 0.4122, Travis Co Healthcare - 0.0679, ESD#10 - 0.1)

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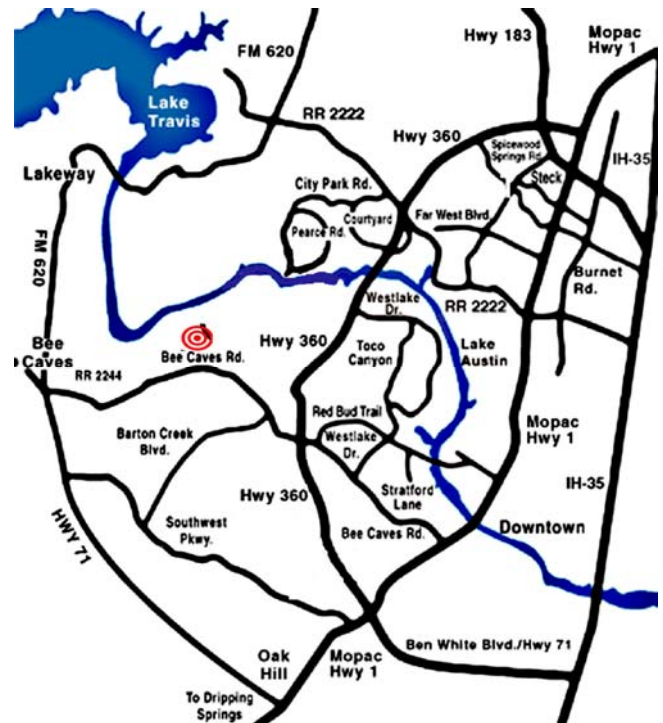
LOT 2A

1.18 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.