



RUSSELL EPPRIGHT CUSTOM HOMES

Setting the standard for excellence in the custom homebuilding industry.

The Estates

at Eanes Creek

Announcing

1700 CORTO LANE



CONSTRUCTION TO START JULY 2010

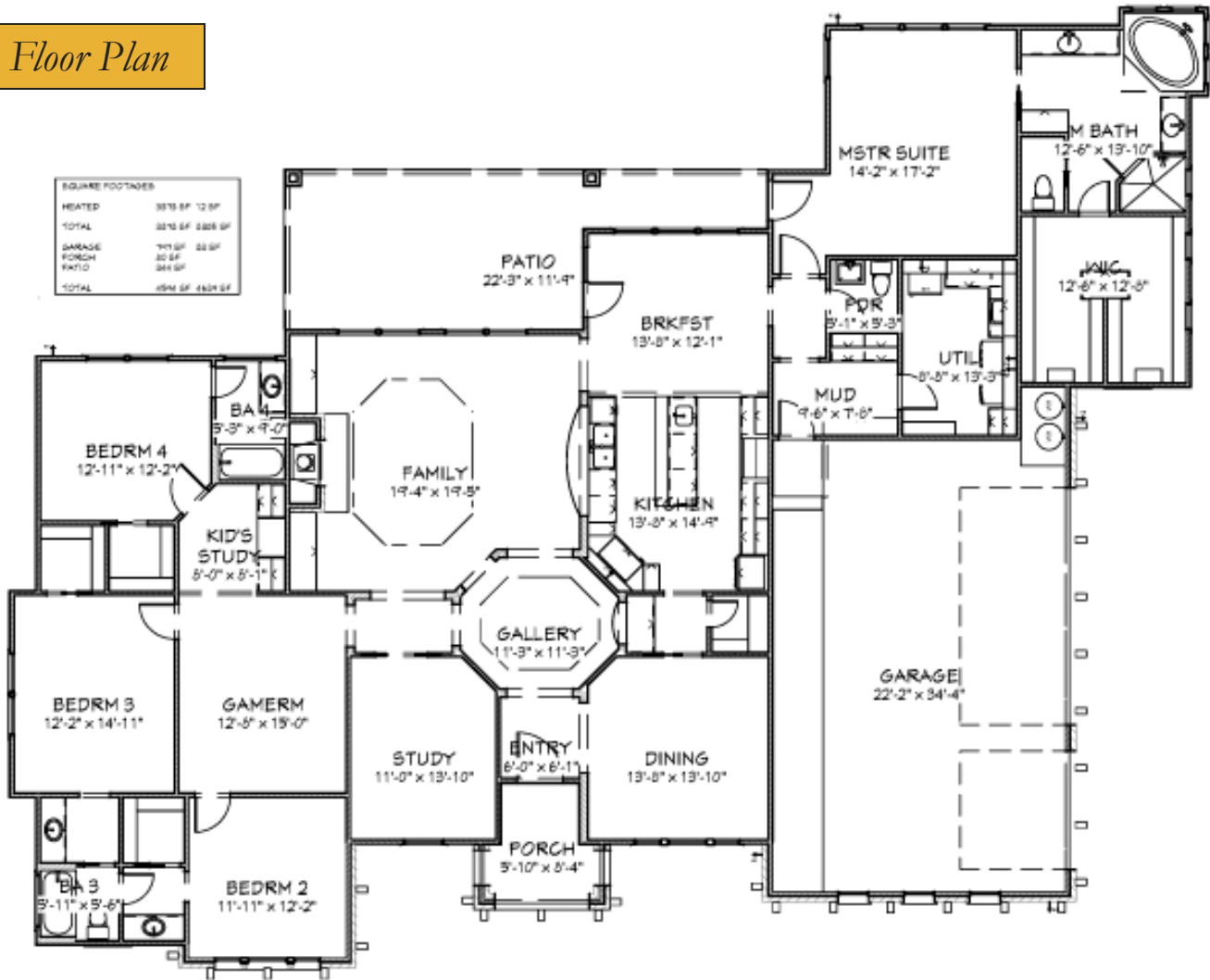
\$799,900

This GORGEOUS 3,385 square foot Estate Home is quietly nestled on over an acre homesite in Eanes School District. Fashioned in an elegant Traditional design, this sprawling estate is situated to enjoy the intimate privacy and abundant hardwood trees of this enormous homesite. With a large patio which is perfect for an entertaining space, the exterior of this home truly sets the tone for the entire estate, perfect for gathering both family and friends. This is truly a unique opportunity located close to Downtown Austin on such a large, incredible homesite in one of Texas' leading school district.

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Floor Plan



Step into the Entry and view to your right an arched opening to the large Dining Room that features double crown moldings. Next you will come into an octagonal Gallery with a mimicking ceiling treatment. Straight ahead dramatic features are introduced in the Great Room with a beautiful coffered octagon ceiling detail, similar to the gallery, large fireplace with built-in cabinetry.

The Great Room and Breakfast Room are situated to enjoy views of the covered Veranda, and large Oak Trees. The Kitchen and Breakfast area are located centrally in the heart of the house. Open to the Great Room and conveniently close to the garage.

The truly exquisite Kitchen which 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, all-stainless appliances and arched cook top. To complete the functionality and form of this Kitchen, the Butler's Pantry service area located off the Kitchen is perfect for entertaining.

A Great Room then opens up into the secondary wing of the home. Having a nice Gameroom, but also functioning as a secondary study with a built in desk tucked around the corner. The 3 secondary bedroom are all accessed from the Gameroom, with one full suite and private bath and 2 bedrooms with a Jack and Jill bathroom which includes private vanity areas.

A 4 BEDROOM, 3.5 BATH TRADITIONAL HOME

The Master Retreat is spacious and yet very private, with private access to the patio. The Master Bath features a tower over the soaking tub with high glass offering privacy and abundant sunlight for the large vanities and walk-in shower. The Master Closet is huge, complete with built-in cabinetry and an abundance of storage.

The Powder Bath just off the Breakfast room and back all and around the corner from the Master Bedroom provides easy access from the main areas of the home. The mud room includes lockers for storage and is located next to the laundry room and oversized three-car garage.

THE HOME

EXTERIOR FEATURES

- Large flat homesite, Huge mature hardwoods!
- Engineered slab on grade foundation
- Elk High Definition Composition Roofing
- 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

INTERIOR FEATURES

- 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 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
- Kitchen Aid Architect dishwasher, 36" gas cook top, 36" stainless hood range, double ovens, and built-in microwave

EXTERIOR FEATURES

NEIGHBORHOOD

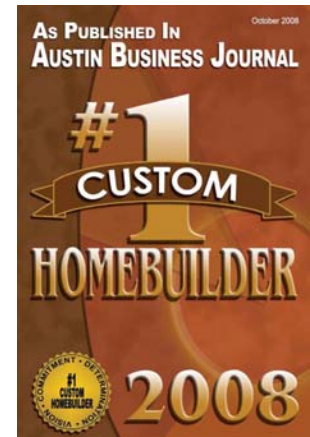
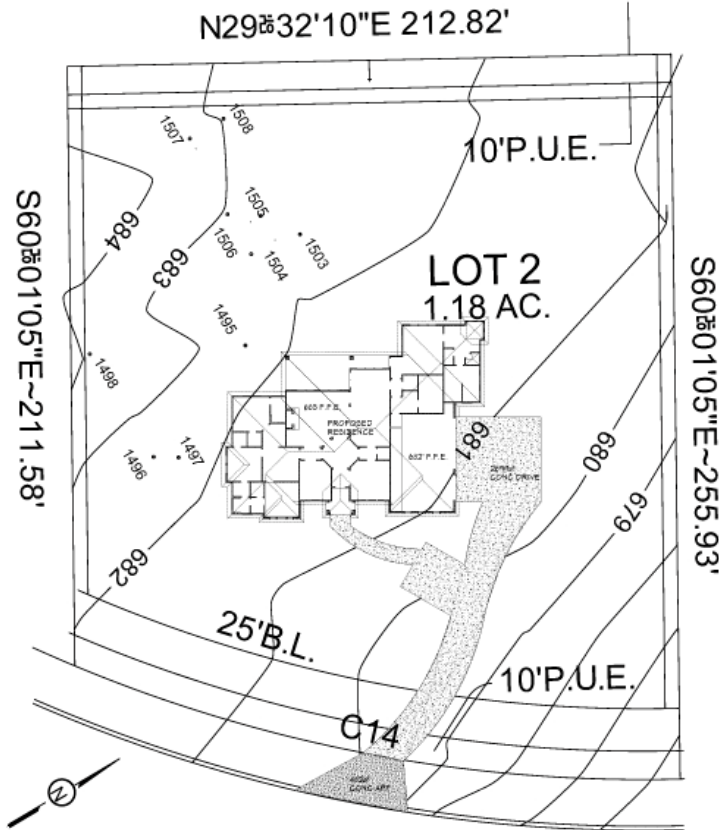
- Water District 18 Water, Austin Energy & Electric, Time Warner Cable, SW Bell Telephone services
- Onsite Engineered Septic System
- Just minutes to Lake Austin Boat Launch
- Award Winning Eanes ISD currently serving the area:
Valley View Elementary, West Ridge Middle School, &
Westlake High School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

1700 CORTO LANE

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



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.