



Serene Hills
LAS COLINAS ESTATES

Announcing

506 Bow Cross Point



READY FOR IMMEDIATE MOVE-IN

\$ 1,395,000

Located in the Exemplary Lake Travis ISD and the new Las Colinas Estates at Serene Hills subdivision with ease of access to the heart of Lakeway and TX HWY 71. Neighborhood amenities include miles of hike and bike trails and outdoor recreational workout stations.

Sales Information:

Doug Clark
(512) 347-9956 (office)
(512) 751-2099 (mobile)

Ashlie Gleinser
(512) 347-9957 (office)
(512) 769-1203 (mobile)

www.epprighthomes.com 13301 Galleria Circle Suite B175 Bee Cave, TX 78738 (512) 347-9956

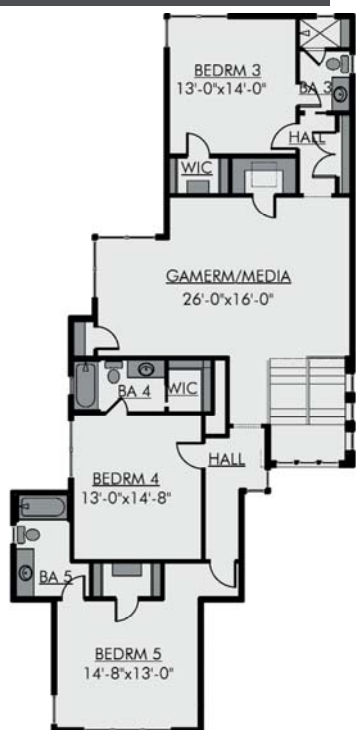
Lower Floor



| | |
|-----------------|----------------|
| SQUARE FOOTAGES | |
| LOWER FLR | 3061 SF |
| UPPER FLR | 1618 SF |
| TOTAL | 4679 SF |
| GARAGE | 806 SF |
| PORCH | 87 SF |
| PATIO | 509 SF |
| TOTAL | 6081 SF |
| STEPS | 34 SF |
| TOTAL | 6115 SF |

LOWER FLOOR PLAN
506 BOWCROSS POINT © 2016 EPPRIGHT HOMES LLC.

Upper Floor



UPPER FLOOR PLAN
506 BOWCROSS POINT © 2016 EPPRIGHT HOMES LLC.

A 5 Bedroom, 5 Bath Rustic Contemporary Home

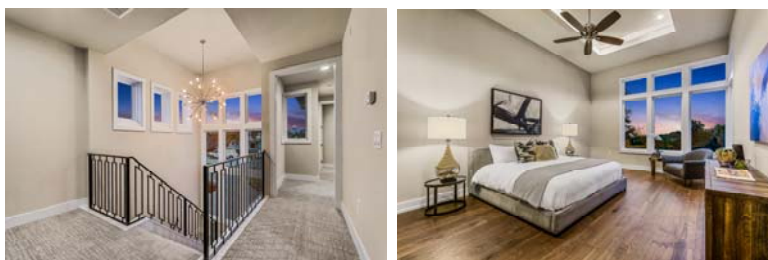
Exterior Features

Neighborhood

- Pedernales Electric, Water District 17 for Water and Wastewater; Texas Gas Service Natural Gas and AT&T or Time Warner Cable for Cable and Internet
- Sewer
- Award Winning Lake Travis ISD currently serving the area: Serene Hills Elementary, Lake Travis Middle School, & Lake Travis High School
- **Tax Rate:** 2.84 per \$100: (Lake Travis ISD - 1.4075, Travis County - 0.3690, Travis Co WCID NO 17 - 0.0599, City of Lakeway - 0.1741, Travis Emerg SVC #6 - 0.100, Travis Co. Healthcare - 0.1073, Travis CO WCID 17 Serene Hills (DA) - 0.6250)
- Community website: <http://serene-hills.com/>

The Home

- Engineered slab on grade foundation
- Boral Barrel Tile Roof
- Stucco Exterior
- JELD WEN Full light patio doors
- JELD WEN wood, aluminum clad windows
- Custom made Contemporary Entry Door
- Landscape package includes sprinkler, sod and plantings
- Custom Architecturally site-specific design



Interior Features

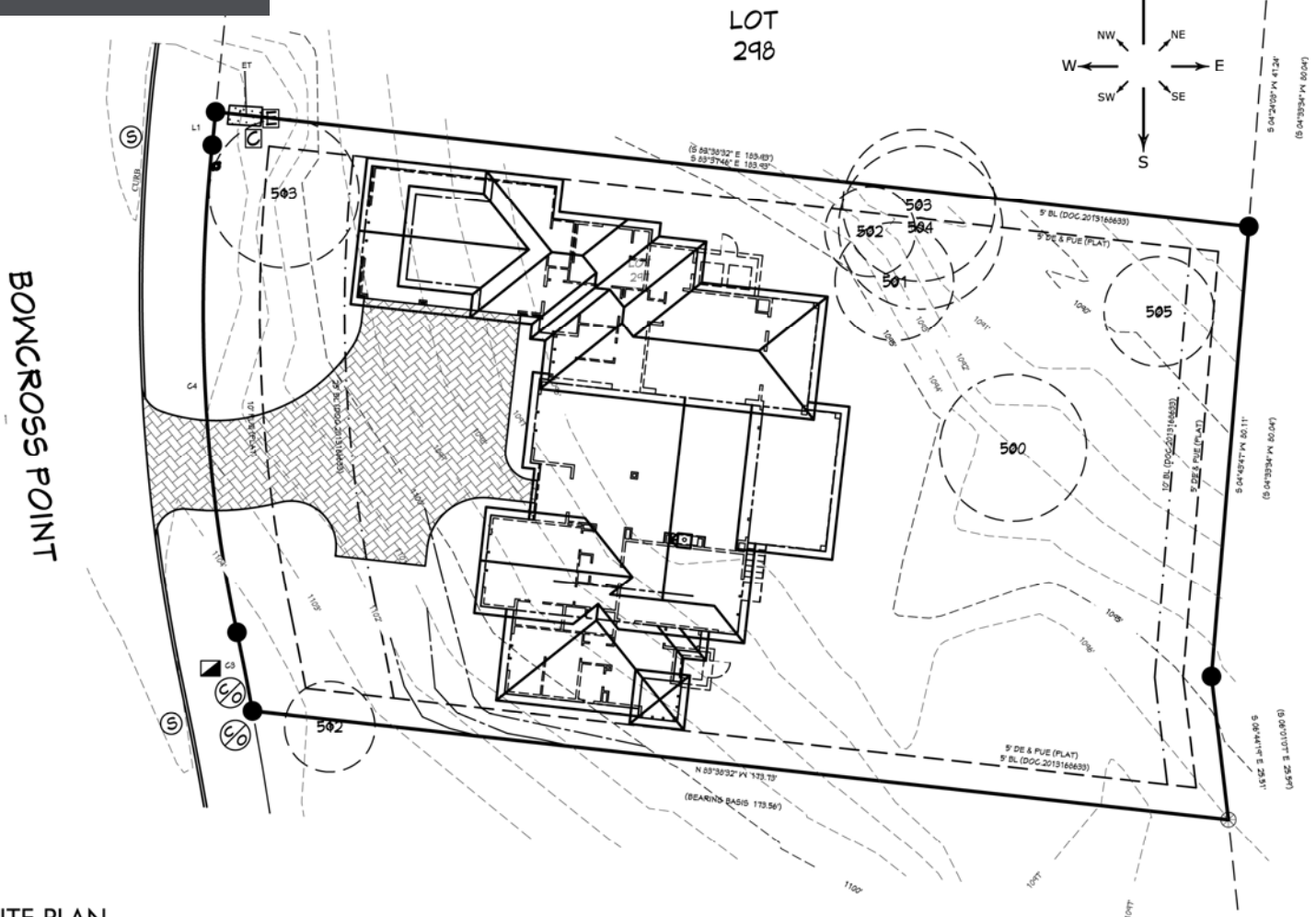
- Hot water supply with circulation system that delivers virtually instant hot water at all taps
- Quality plumbing fixtures with cast iron tubs
- 3 zone Bryant air conditioning SEER 14 and NATURAL gas furnaces
- High speed RGS6 cable & Cat 5 telephone wiring, complete security system, and generous light fixture package
- Custom made cabinetry featuring natural granite or solid surface counters in Kitchen, Master & Powder baths with under mounted sinks
- Natural gas slot fireplace in the Great Room
- Extensive woodworking featuring custom designed cabinetry, wood cased windows, and custom designed
- Custom flooring throughout featuring stained hard wood flooring, quality porcelain tile and stain resistant wall-to-wall carpet
- Thermador stainless 48" gas sealed cook top with griddle, double convection ovens, microwave, full size dishwasher, 24" Freezer, 30" Refrigerator towers, undercounter wine refrigerator, 36" BBQ Grill with access doors

506 Bowcross Point

Lot 297

.43 Acres

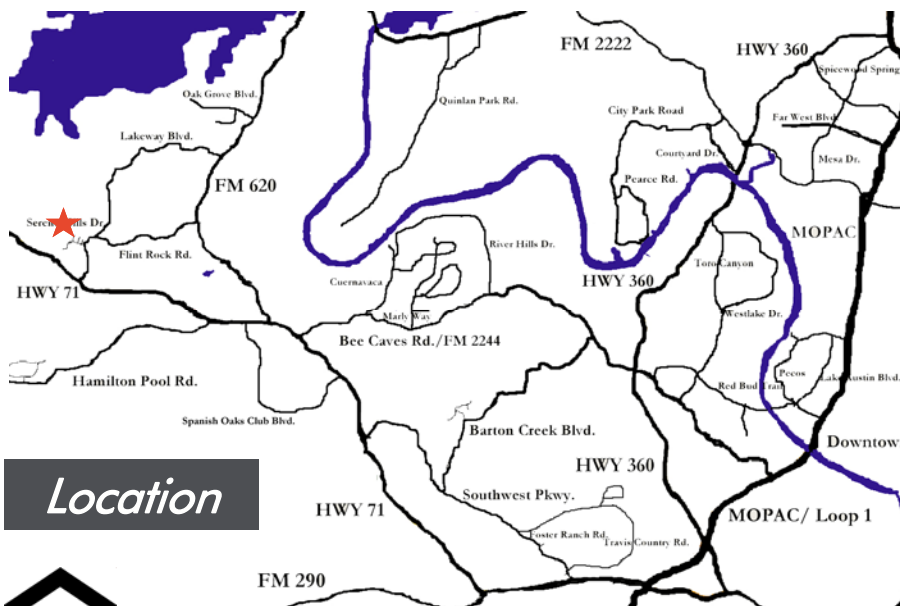
Site Plan



SITE PLAN

506 BOWCROSS POINT

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**FOR MORE
INFORMATION,
CALL (512) 347-9956
OR VISIT
WWW.EPPRIGHTHOMES.COM**

Location



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.

