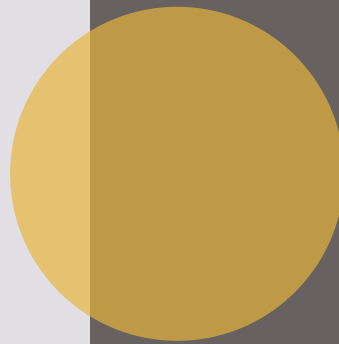




17209 Morning Grove Lane

- 4 bedroom
- 4 bath + powder
- 4544 sqft
- modern



madrone canyon

Located in the exemplary Lake Travis ISD and the new Madrone Canyon neighborhood with ease of access to the heart of Lakeway and HWY 71. Neighborhood amenities include gated access, community pavilion and extensive landscaping.

for more information contact:

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bee cave, tx 78738

512-347-9956 (o)

www.buildconfident.com

Floorplan



Sq.Ftg.Areas	S.F.	Mas.
Main Floor Heated	4519	25
Total Heated	4519	25
Garage	941	13
Main Floor Exterior Covered	639	
Total Frame	6099	
Slab Footage	6137	
Roof	6137	
Conditioned Footage		4544

Rear Elevation



Neighborhood

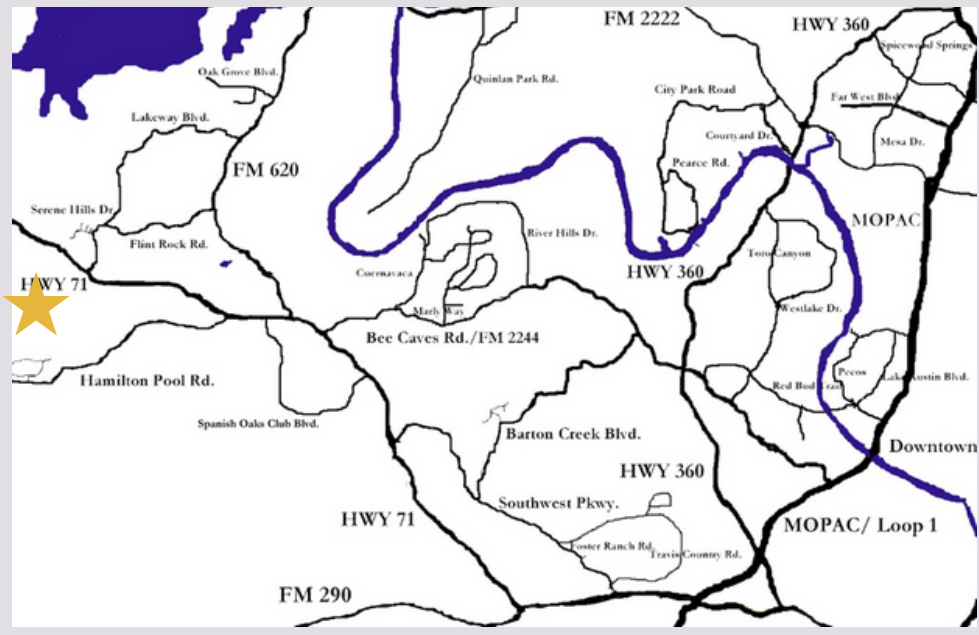
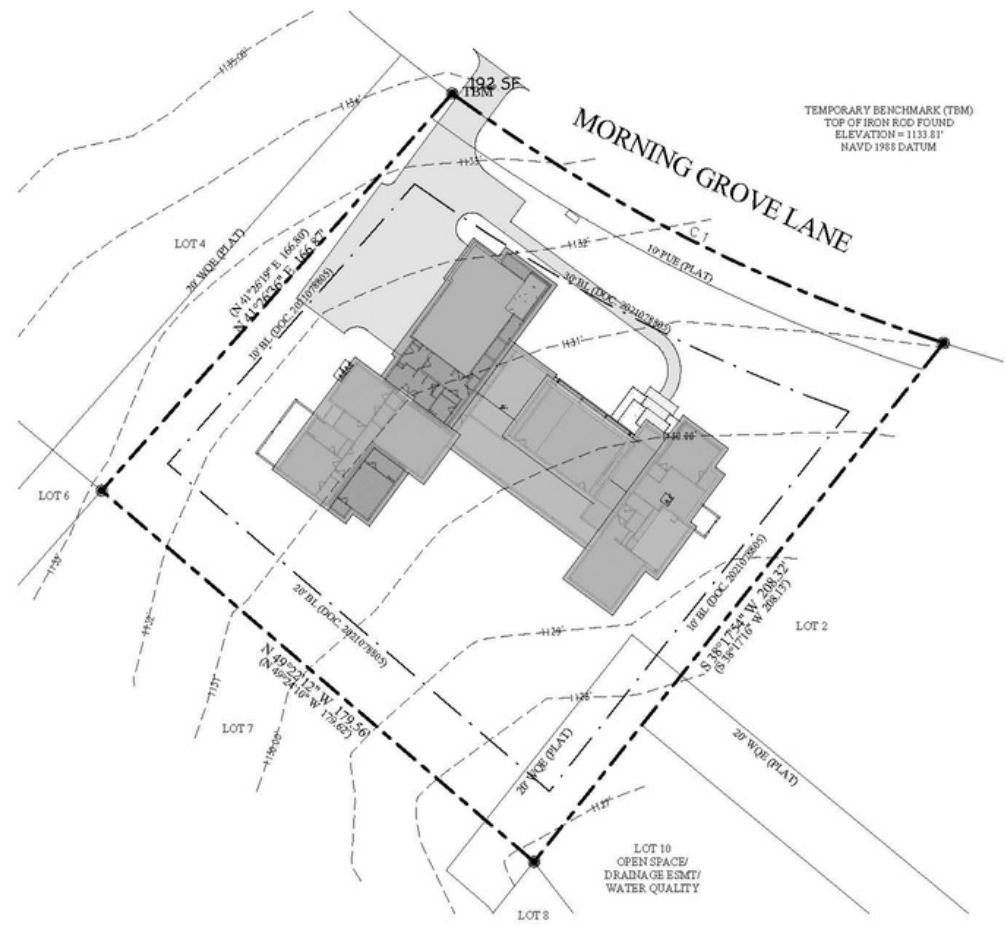
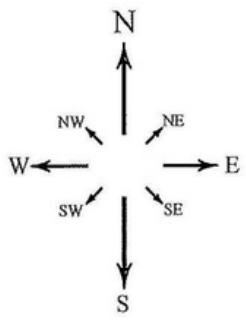
- Pedernales Electric, Lazy Nine MUD Water and Wastewater; Texas Gas Service Natural Gas and AT&T or Time Warner Cable for Cable and Internet
- Central Sewer and Water Service
- Award Winning Lake Travis ISD currently serving the area: Bee Cave Elementary, Bee Cave Middle School, & Lake Travis High School

Tax Rate: 2.562547 per \$100: (Lake Travis ISD - 1.074100, Travis County - 0.304655, Travis Emerg SVC #6 - 0.083100, Travis Co. Healthcare - 0.100692, Lazy Nine MUD - 1.00)

The Home

- Engineered slab on grade foundation
- 24 Gauge Berridge standing seam metal roof
- Stone and Stucco Exterior
- Pella Lifestyle full light patio doors
- Pella Lifestyle wood, aluminum clad windows
- Custom made steel entry door
- Landscape package includes sprinkler, sod and plantings
- Custom Architecturally site-specific design
- Hot water supply with circulation system that delivers virtually instant hot water at all taps
- Quality plumbing fixtures
- 2 zone Bryant Evolution air conditioning SEER2 17+ and NATURAL gas furnaces
- High speed RG6 cable & Cat 5 telephone wiring, complete security system, and generous light fixture package
- Custom made cabinetry featuring natural granite or quartz surface counters in Kitchen, Master & Powder baths with under mounted sinks
- Gas slot fireplace in the Living Room
- Custom flooring featuring stained hardwood flooring, quality porcelain tile and luxurious carpet
- Signature Kitchen Suites State of the Art appliance package including 48" Dual Fuel Rangetop with Sous Vide, and Induction, 2 All Stainless Dishwashers, 30" Double Wall Oven, 30" All Refrigerator Tower, 30" All Freezer Tower, Microwave Drawer, 24" Under Counter Wine Refrigerator, 36" BBQ Outdoor Grill, Outdoor Vent Hood and Stainless Doors.
- Appliance Design Guide available at <https://www.signaturekitchensuite.com/us/download#/>

4 bedroom, 4 full and powder bath, modern style



For more information
call (512) 347-9956
or visit
buildconfident.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.