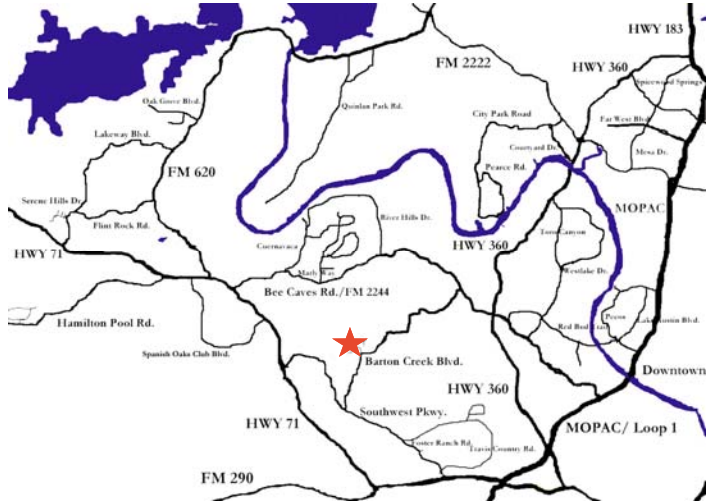
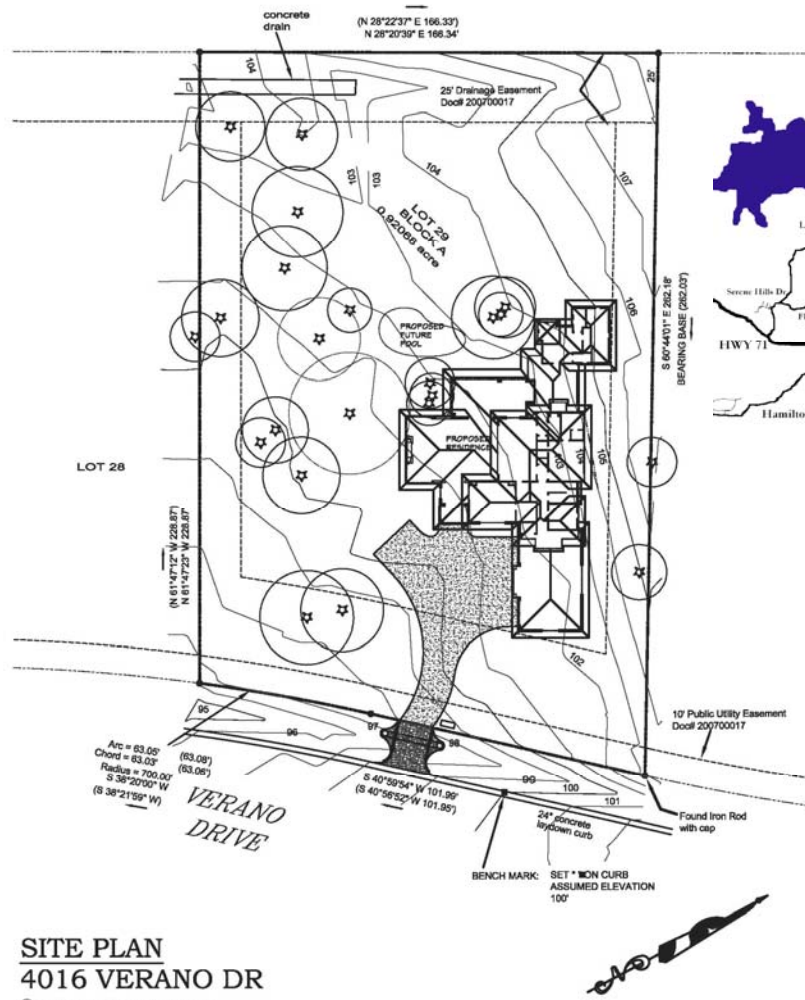


4016 Verano Drive Lot 29A 0.92 Acres

Location



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



Announcing

4016 Verano Drive



\$1,725,000

PRICE INCLUDES A POOL,

Located in the renown Barton Creek Community and gated Verano Drive at Barton Creek subdivision, this 5 bedroom, 5 1/2 bath, 4,541 square foot home is a one of a kind soft contemporary work of art. The stone and stucco elevation featuring Panel accents and a Bronze metal roof complete the simple but elegant look. Situated on a home site that has beautiful trees and backs to nature preserve. This home is perfect for entertaining family and friends, the openness and flow of the floor plan is truly incredible, with a covered porch opening to a large backyard.

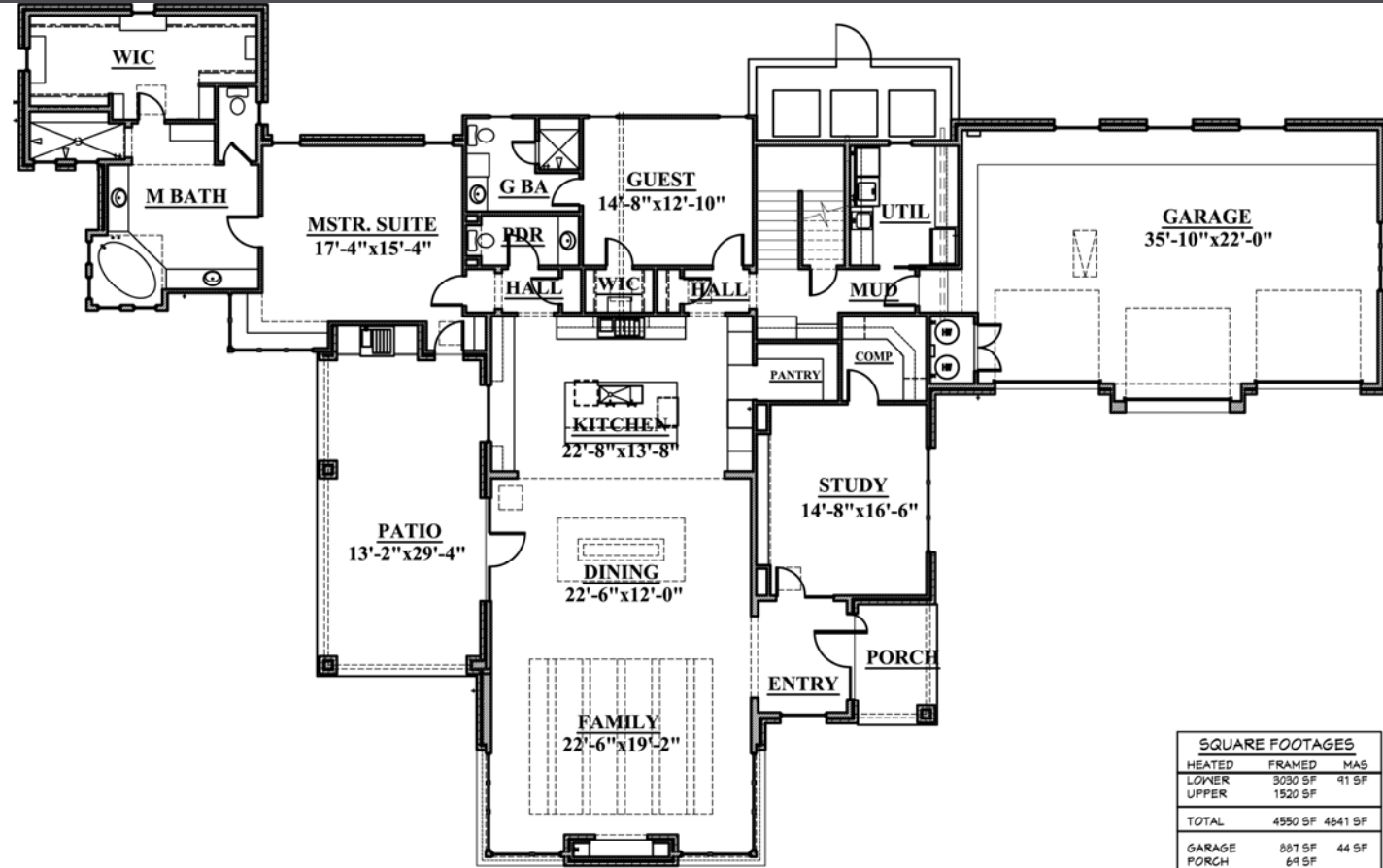


Information deemed accurate but not reliable. Buyer must verify. Custom home renderings are an artist's rendition only. While we attempt to create a realistic representation of the home, variations occur between the rendering and what is actually built.

Sales Information: Doug Clark, Vice President (512) 347-9956 (office) (512) 751-2099 (mobile)
Ashlie Gleinser, Sales (512) 347-9957 (office) (512) 769-1203 (mobile)
www.epprighthomes.com 13301 Galleria Circle Suite B175 Bee Cave, TX 78738

4016 Verano Drive

4,641 Square Feet



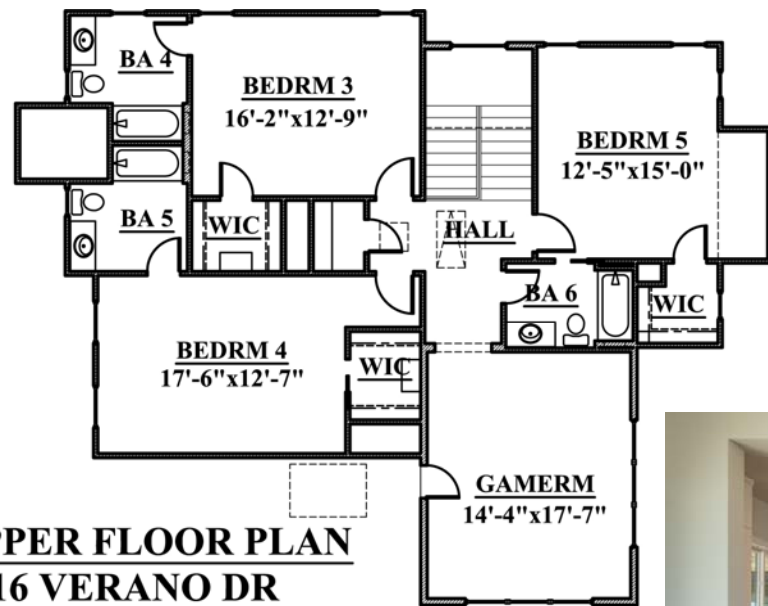
SQUARE FOOTAGES		
HEATED	FRAMED	MAS
LOWER	3030 SF	41 SF
UPPER	1520 SF	
TOTAL	4550 SF	4641 SF
GARAGE	887 SF	44 SF
PORCH	64 SF	
PATIO	409 SF	
TOTAL	5415 SF	6050 SF

OVERALL DIMS: 73'-4"x111'-5"

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LOWER FLOOR PLAN

4016 VERANO DR



UPPER FLOOR PLAN

4016 VERANO DR



A 5 Bedroom, 5 1/2 Bath Rustic Contemporary Home

Exterior Features

Neighborhood

- Austin Energy for Electric, Sewer and Water - West Travis Co. MUD 3 , NATURAL GAS: Texas Gas Service and Time Warner Cable and AT&T for phone and cable
- Austin Independent School District: Elementary School- Oak Hill Elementary, Middle School- O' Henry Middle School, High School- Austin High School; Four private schools are located in or near the Barton Creek Community including St. Gabriel's Catholic School, St. Michael's Catholic Academy, St. Andrew's Episcopal School and Regents School of Austin.
- 2.4738 per \$100; Austin ISD - 1.222, Travis County - 0.4563, Travis Central Health - 0.1264, Travis County ESD 3 - 0.0908, West Travis Co. MUD 3 - 0.4841, Austin Community College District - .0942
- Automatic Social Club Membership at Austin's Top Resort Barton Creek Country Club. Privileges include swimming, dining, club social events and use of the Spa and Fitness Center.
- Private Gated Community

The Home

- Engineered post-tension slab on grade foundation
- 24 gauge Metal Roofing
- Natural Texas Chopped Stone, sawn cut on 2 sides & Stucco exterior
- Stone porches and patios with Pavestone driveway
- Full light JELD-WEN patio doors
- Custom made, Stained Wood & Glass Entry Door
- Generous landscape package includes sprinkler, sod and plantings

Interior Features

- Hot water supply with circulation system that delivers virtually instant hot water at all taps
- Quality plumbing fixtures with cast iron tubs
- Water Heaters with Re-circulating pump
- 3 zone Carrier high efficiency SEER 14 air conditioning and gas furnaces
- Blown-In Blanket System Insulation
- High speed RGS6 cable & Cat 5 telephone wiring, complete security system
- Custom made stained and painted cabinetry featuring natural granite counters in Kitchen, Master & Powder baths
- Gas slot fireplace in the Great Room
- Extensive woodworking featuring custom designed cabinetry, with side mount fill extension ball bearing drawers. Kitchen and Master Bath with self closing drawers and doors.
- wood cased windows, and painted shelves in Pantry
- Generous light fixture, plumbing, and hardware allowance
- Custom flooring throughout featuring stained hard wood flooring, quality porcelain tile and stain resistant wall-to-wall carpet
- Thermador stainless 48" gas cook top with griddle, double ovens 1 convection, microwave, full size dishwasher, Termador tower cooling combo: 30" all refrigerator, 124" all Freezer, 18" all wine chiller. 36" BBQ Grill
- Interior Designer allowance to work with Sally Trapp Interior Designs
- Gutters around front and rear porches of the home
- Wrought- Iron Interior Railing
- 3 Aluminum Section Garage Doors with Acid Etched Glass