



Serene Hills
LAS COLINAS ESTATES

Announcing

413 Bowcross Point



AVAILABLE FOR MOVE-IN NOW

\$1,395,000

Located in the Exemplary Lake Travis ISD and the new Las Colinas at Serene Hills subdivision, this 5 bedroom, 5 1/2 bath, 4,545 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 incredible views of the beautiful acre preserve especially through the abundance of windows in the Great Room. 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 huge flat backyard.

Sales Information:

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

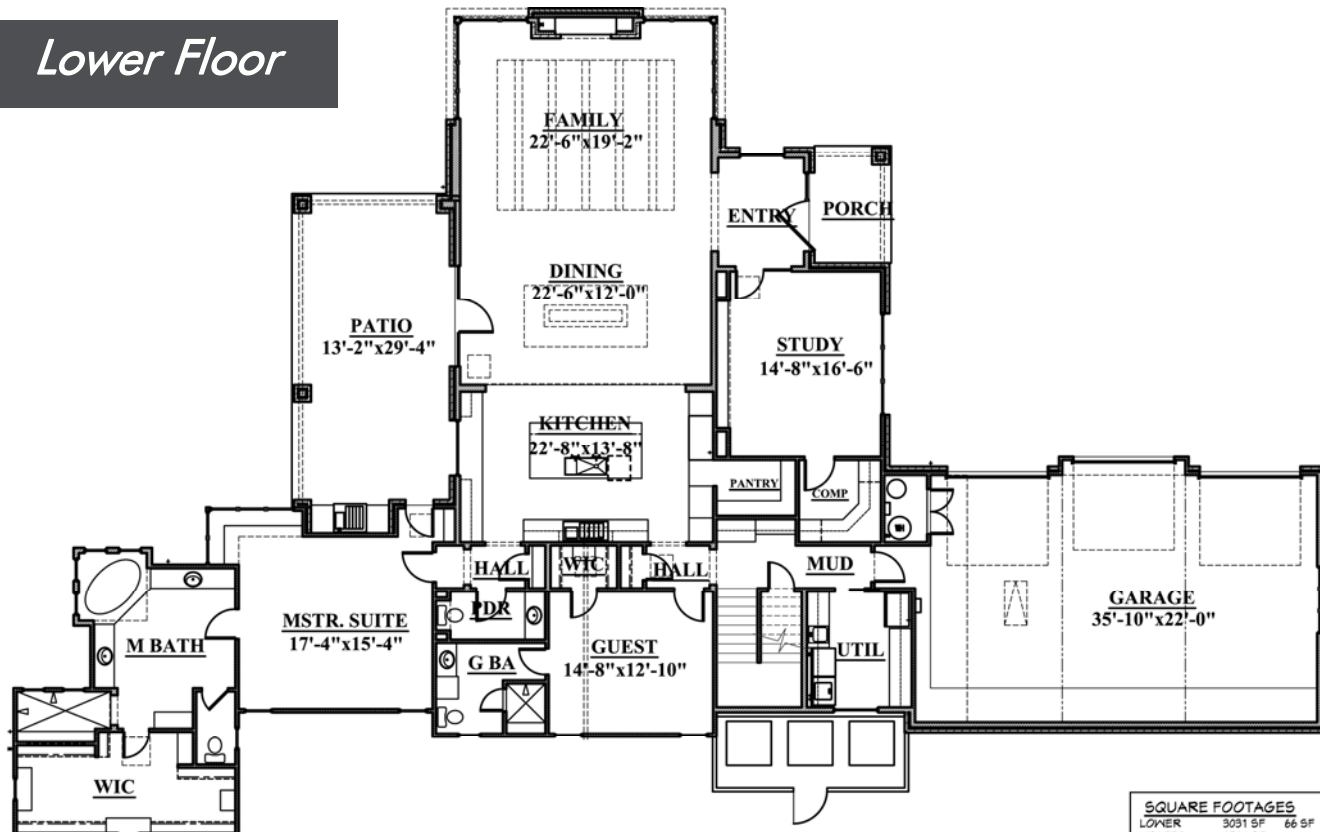
Ashlie Gleinser, Sales
(512) 347-9957 (office)
(512) 769-1203 (mobile)

www.epprighthomes.com

6836 Bee Caves Rd., Suite 400 Austin, TX 78746

(512) 347-9955

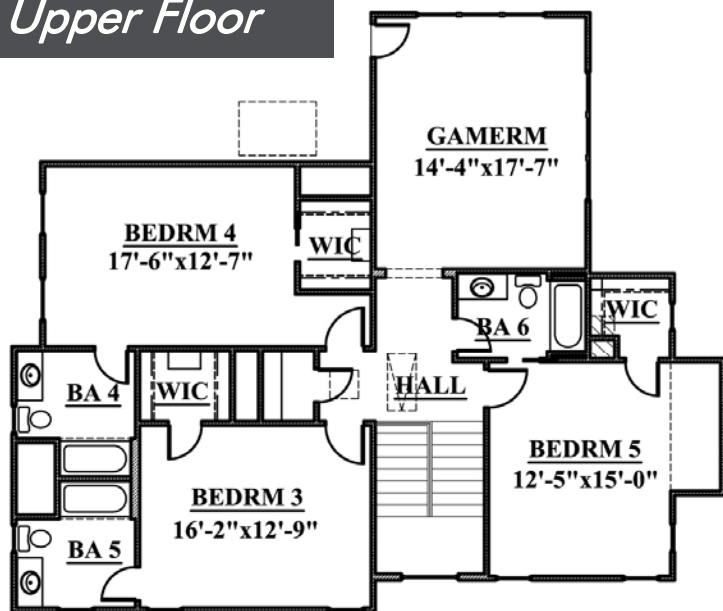
Lower Floor



SQUARE FOOTAGES	
LOWER	3031 SF 66 SF
HEATED	1514 SF
TOTAL	4545 SF 4611 SF
GARAGE	893 SF 44 SF
PORCH	69 SF
PATIO	401 SF
TOTAL	5048 SF 6008 SF
OVERALL DIMS: 73'-4" x 117'-5"	

**LOWER FLOOR PLAN
413 BOWCROSS PT**

Upper Floor



**UPPER FLOOR PLAN
413 BOWCROSS PT**



A 5 Bedroom, 5 1/2 Bath Austin Dream 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:** 2.9677 per \$100: (Lake Travis ISD - 1.4075, Travis County - 0.54563, Travis Co WCID NO 17 - 0.0575, City of Lakeway - 0.1700, Travis Emerg SVC #6 - 0.100, Travis Co. Healthcare - 0.1264, Travis CO WCID 17 Serene Hills (DA) - 0.650)
- Community website: <http://serene-hills.com/>

The Home

- Engineered slab on grade foundation
- 24 gauge Metal Roofing
- Natural Texas Hill Country Blend Stone & Stucco exterior
- JELD WEN Full light patio doors
- JELD WEN wood, aluminum clad windows
- Custom made, Stained Wood & Glass Arched Entry Door
- Generous landscape package includes sprinkler, sod and plantings
- Custom Architecturally site-specific design

Interior Features

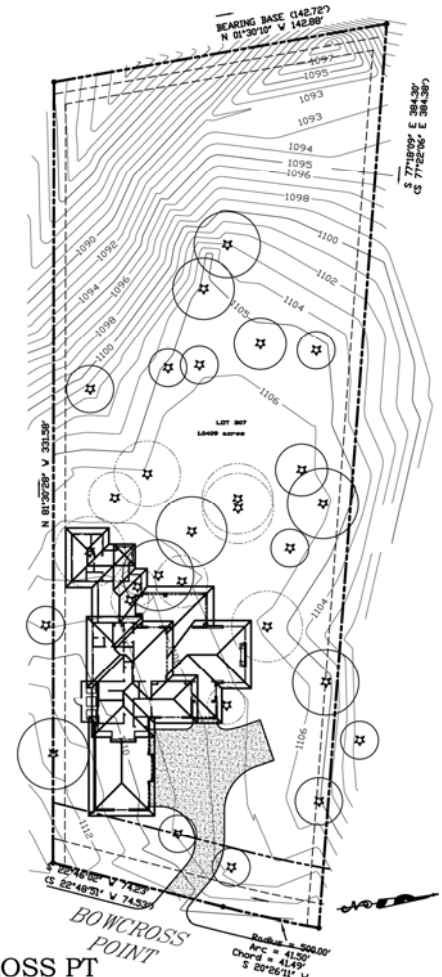
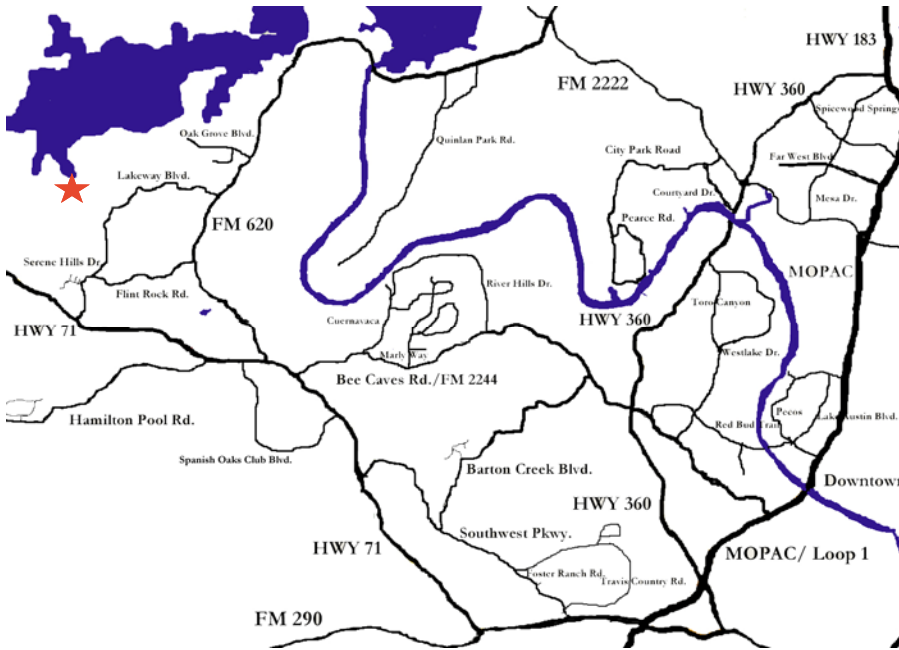
- Hot water supply with circulation system that delivers virtually instant hot water at all taps
- Quality plumbing fixtures with cast iron tubs
- 3 zone Carrier high efficiency SEER 14 air conditioning and gas furnaces
- High speed RGS6 cable & Cat 5 telephone wiring, complete security system, and generous light fixture package
- Custom made cabinetry featuring natural granite counters in Kitchen, Master & Powder baths with under mounted sinks
- Gas slot fireplace in the Great Room
- Extensive woodworking featuring custom designed cabinetry, wood cased windows
- 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, 48" built-in refrigerator, 36" BBQ Grill

413 Bowcross Point

Lot 307

1.04 Acres

Location



OPTIONAL Pool Plan



**FOR MORE INFORMATION,
CALL (512) 347-9956
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.