

Residential Single Family

List Price: \$2,395,000 First Right Refusal Option: N/A

Oria Price: \$2,690,000

Price/SQFT: \$653.12 Subdivision: Windermere Oaks School District: County: Other **Marble Falls ISD**

Elem. School: Middle School:

High School:

Style: **Hill Country**

Waterfront: #Stories: Two No 0.891 Bedrooms: Apx Acreage: 4 Full Baths: 3 Lot Dimensions: Half Baths: Year Built:

Apx SqFt: Year Built Src: Appraisal District 3.667

Appraisal District Zoning: Source SqFt: Construction Status: Complete Construction

Liv Areas: # Din Areas:

Pool: Community Pool Features: None

Spa/Hot Tub Desc: No

Recent: 03/08/2024: Price Decrease: \$2,495,000->\$2,395,000

Legal Description: S8650 WINDERMERE OAKS LOT 154-A

Geo ID: 0865000000154000 Property ID: 45470 Lot/Block: 154-A

Res Flooded: Manufactured Allowed: No No In City Limits: No ETJ: No

Builder Name: Access: Automatic Gate Estimated Completion Date:

FEMA Flood Plain: No Front Faces: Horse Allowed: Restrictions: # Horses Alwd:

Soil Type: Sprinkler System:

Owner(s) Legal Name: Wright Zachary

ByrAgyComp: 3% Sub Agy Comp:

Earnest Money: Also For Rent: Additional MLS#: Currently Leased:

HOA: Mandatory HOA Management Co Name: Goodwin **HOA Amount:** 598.40 HOA Phone:

HOA Transfer \$: HOA Name: Windermere Oaks POA HOA Term: Annual

Online Application URL:

HOA Website: **HOA Fees Incl:**

Documents on File: Aerial Photos, Deed Restrictions, Floor Plans, Oak Wilt Disclosure, Seller's Disclosure, Subdivision Restrictions,

Other-See Remarks

Assumable Loan Type: Assumable Interest Rate: PITI:

Acceptable Financing: Cash, Conventional Sale Type: **Builder**

Possession: Closing, Funding

Var Compensation: Yes Prospects Exempt: No Short Sale:

Agent Disclosure: None Auction YN: Intermediary: Yes

Commission Payable: Community Web:

Exemptions: Homestead

Resale Certificate Fee: Listing Type: **Exclusive Right to Sell**

Multiple PID #'s:

Security Dep Amt: Security Deposit Paid To:

Builder Tax Annl Amt: Sale Type: \$12,154

Taxed by Mult Counties: Estimated Tax: Tax Rate: 1.35 Tax Year: 2023

Water Access: Yes/Boat Ramp, Common Dock, Common Ra

Interior Feat: All Bedrooms Down, Double Vanity, Floor Plan-Open, Granite Counters, High Ceilings, Office, Split Bedroom,

Tub - Garden

Kitchen Feat: Breakfast Bar, Center Island, Gas, Island, Open To Dining, Solid Counter Tops

Master Bed Desc: Ceiling Fan, Closets - Walk-In, Split, Tub - Garden, Vanity - Separate Dishwasher, Microwave, Range-Gas, Vent Hood, Water Heater Gas Appliance/Equip:

Constr Materials: 4-Side Masonry, Rock/Stone/Veneer

Carport:

Attached Garage, Door-Multi, Entry-Side Garage, Oversized Garage, RV Parking Available, RV/Boat Garage, Carport:

RV/Boat Parking

Gated Community YN: Yes Garage: Roof: **Shingle-Composition**

Laundry: Dryer Connection Elec, Dryer Connection Gas,

Lower Level, Utility/Laundry Room

Foundation:

Fireplace: None 2 Units, Propane/Butane Flooring: Carpet, Tile

Heat: Exterior Ft: 2 Units, Electric, Zoned Aircraft Hanger, Bathroom, Patio-Covered, A/C:

Workshop Water/Sewer: City Water, Public Sewer Fencing: None

Guest House:

Mineral Rights: Floored-Partially Attic: Disability Feat: 36 Inch+ Wide Halls, Doors W/ Lever Handles, First Floor Bath, First Floor Bedroom, First Floor Full Bath/Bed,

Level Drive, Level Lot, Stall Shower

Other Utilities: Gas Installed, High Speed Internet, On-Site Electric

Water Features/View: Lake Travis

Topo/Land Desc: .5-1 Acres, Level, Mature Trees, Other-See Remarks Neighborhood Amenities: Airport Property, Private Hangar, Taxiway Access

Access/Road Surface: Concrete, Paved

EES Features YN: Building Verification Type:

Energy Efficient: Insulation, Windows Energy Generation: Indoor Air Quality: Sustainability:

Upgraded Energy Feat: **Yes** Verification Source:

Water Conservation:

Lockbox Type:

Lockbox Loc: Call Listing Agent

Occupant: Owner

Public Remarks:

Stunning 3-year-old Home & Hangar situated directly adjacent to the runway! This hill country modern custom 3826 sqft home boasts 4 bedrooms and 3.5 baths. The primary floor has a beautiful gourmet kitchen with monogram appliances including a commercial gas range, vent hood, solid slab granite island & custom cabinets. Opening to the dining room & an oversized family room. The master bath has a large, free-standing soaking bathtub, glass shower enclosure, his/her sinks & a bidet/commode. Large master closet with The Container Store customizable shelving & hanging space. Two large downstairs bedrooms share a Jack/Jill bathroom with glass shower enclosure & large walk-in closets. Study, powder bath, laundry & two storage closets. The second floor features an oversized bedroom & full bath perfect for guests, gameroom and play/flex room. Attached to the home is a 3-car, oversized garage. Stepping off the extended covered patio just a few steps away is the insulated 3600 sqft (60x60) hanger with a 54'x16' Schweiss bi-fold strap lift door. Concrete floor is fully polished. Two man doors & one 12x10 side garage door. The Airport offers a 4185' asphalt 17/35 runway in excellent condition with good grass on one side often used as an unofficial grass landing strip. The home & hangar are on a 24KW backup generator. The community is gated with amenity center & grills, pools, tennis/pickleball courts, private boat ramp with access to Lake Travis. Agent Only Remarks:

Airport Community. PLEASE call Listing Broker to get more information.

Directions:

From County Road 404, North on 414, left on Exeter Rd, left on Bedford Dr., Home on left

Showing Instructions: **Appointment Only**

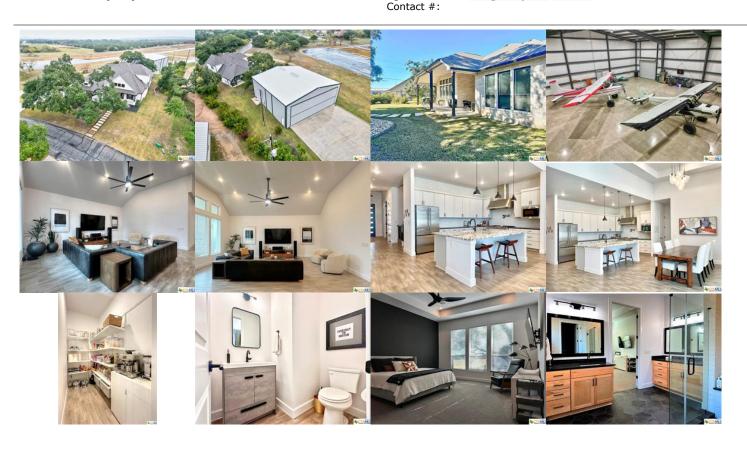
Showing Phone: Show Phone 2:

Sign on Prop:

DOM: 69 CDOM: 69 IDX: Yes Internet: Yes Disp Addr: Yes Allow AVM: Yes Allow Cmts: Yes

List Date: 12/30/2023 Expire Date: 06/29/2024 Off Market Date: Pending Date:

Listing Office: (10008) Cowboy Capital Realty
Office Phone: (210) 413-7392
List Agent: Andrea McGilvray
Cowgirlcapital@att.net







Prepared By: Andrea McGilvray

Information Deemed Reliable But Not Guaranteed

Date Printed: 03/13/2024