



Coldwell Banker United

\$1,000,000

- 14.3 Acres | 5942 sq ft
- 6 BR 6 BATH
- Manicured estate with large oaks
- Large stone patio with resort-style pool house
- Pool house with kitchen and steam room
- Equestrian facilities with arena and 7-stall barn



MLS# 2549193 — This private, gated property sits on a beautiful, manicured 14-acre estate. A large stone patio with a resort-style pool faces north, with pool house with full kitchen and steam room. The residence has an open floor plan with kitchen opening to main living. The large master suite features a garden tub, walk-in shower and two walk-in closets. The large media room with theater lights makes a perfect entertainment room. A downstairs bedroom with own bath has its own entrance, perfect for in-laws.

The stunning landscaped property has large oaks and three pastures. Full equestrian facilities with 7-stall barn and riding arena make this also an ideal scenario for horse lovers. Gated and private, this has all the ingredients of a premier Texas countryside estate.



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DMTX Realty
Coldwell Banker United
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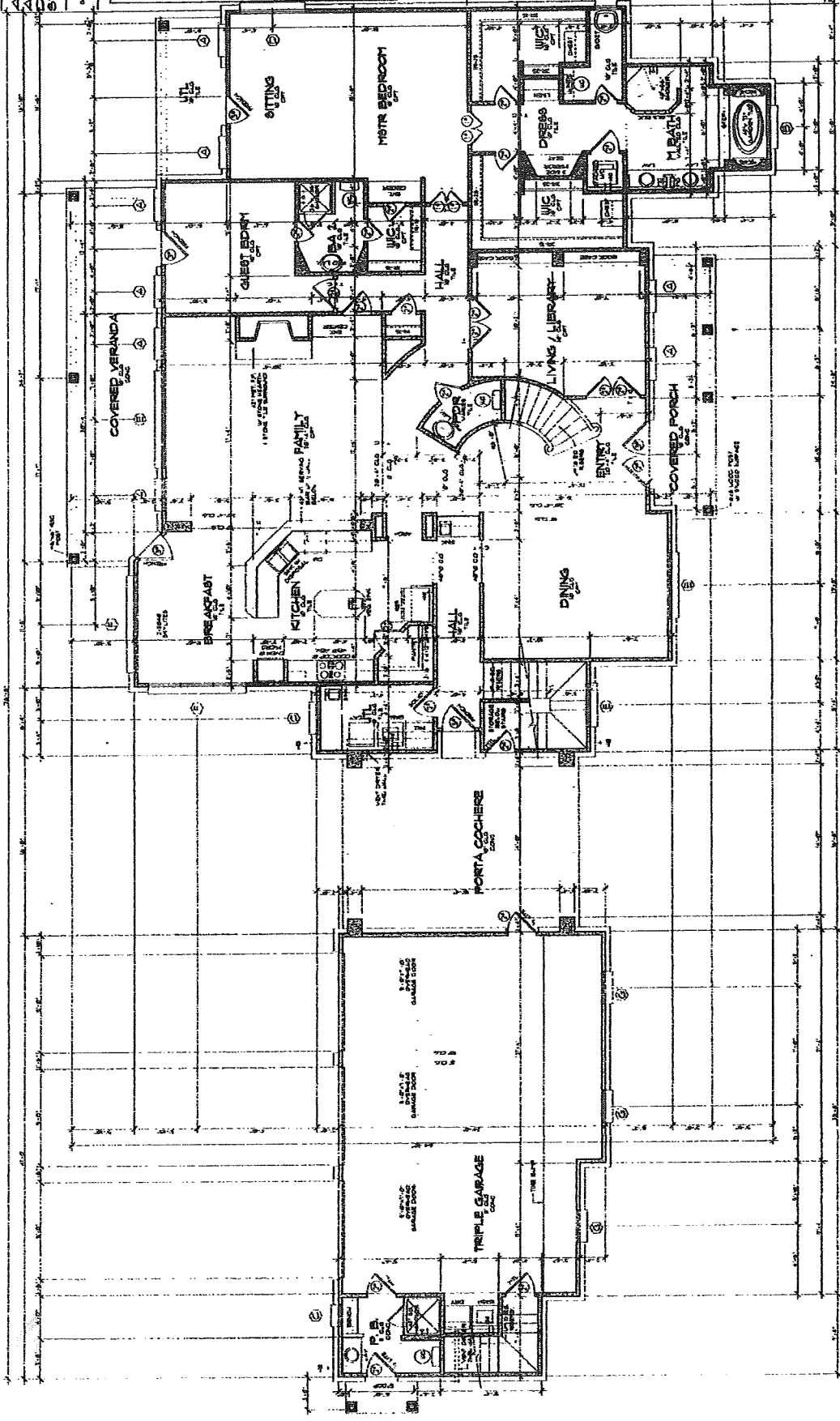
dmtn.com





SHAWN I. HOOD
DESIGNER
PLANNING
CONSTRUCTION

DESIGNED BY
SHAWN I. HOOD
THE TRONVOSBURGH RESIDENCE
AUSTIN AVENUE DESIGN STUDIOS

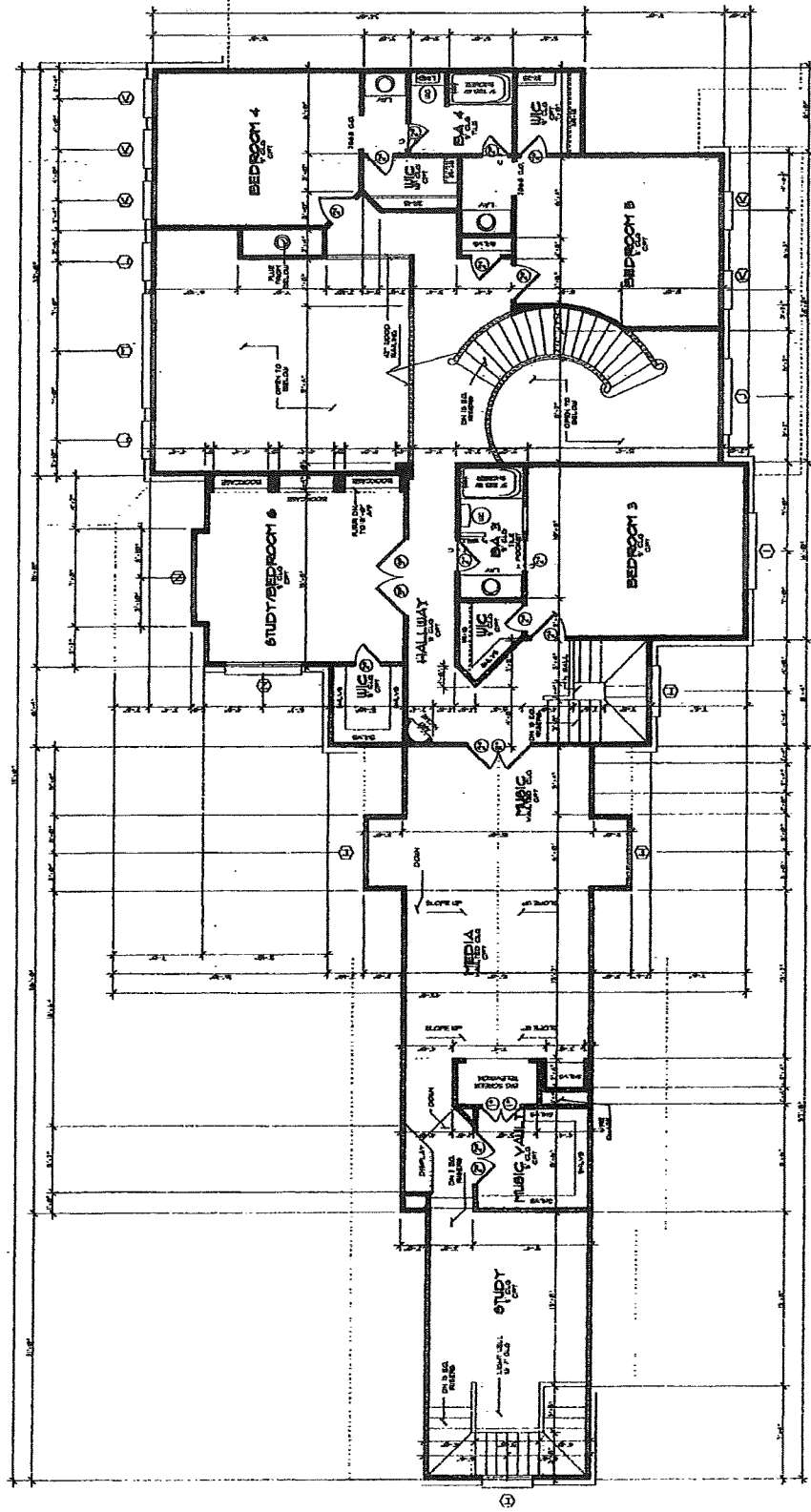


LOWER LEVEL FLOOR PLAN

SYMBOL LEGEND

1	W	WATER
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98	W	WATER
99	W	WATER
100	W	WATER

UPPER LEVEL
FLOOR PLAN



SQUARE FOOTAGE CHART

ITEM	QUANTITY	UNIT PRICE	TOTAL
LOWEST LEVEL	3278		
UPPER LEVEL	5481		
TOTAL HEATED			
GOV PORCH	131		
CON VERANDA	231		
CON PATIO	24		
CON PORCH	342		
CON GARAGE	940		
CON	9		
HEATED			
MAINTENANCE	131		
TOTAL PAID			
TOTAL PAID			
TOTAL PAID			

SYMBOL LEGEND

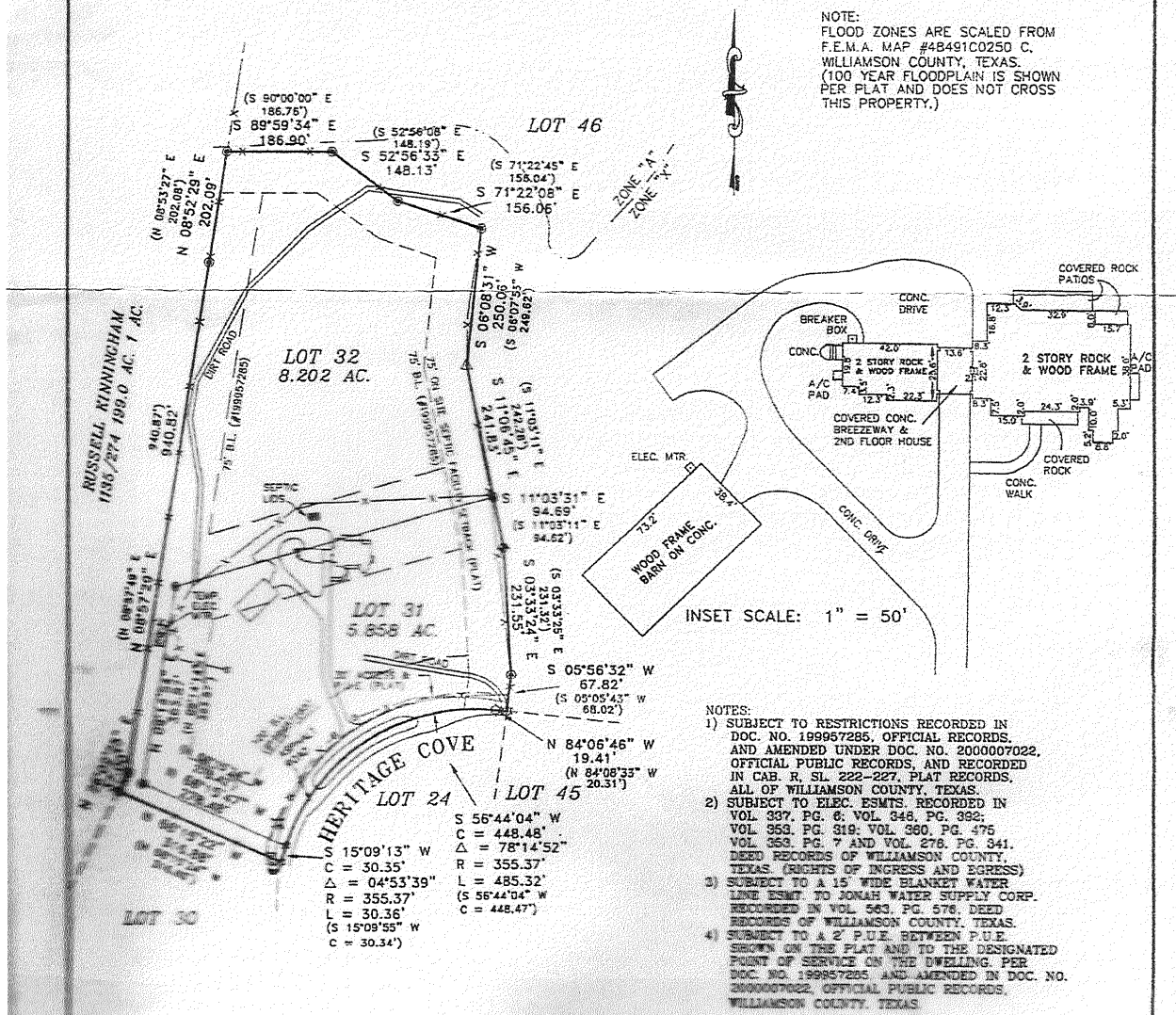
+	CLASSROOMS VALUE
-	ALERT
==	HOME BUS
≠	SHOULDER HEADS = 50% ARE
⊗	DOOR SIZE TAG WORTH ONLY, MUST BE NOTED ON INVOICE

ATTACHED DOCUMENT

PLANK	FIGURE NO.	REMARKS	PRESCRIPTION	MODEL HT.
A	AL-0000			
B	AL-0001			
C	AL-0002			
D	AL-0003			
E	AL-0004			
F	AL-0005			
G	AL-0006			
H	AL-0007			
I	AL-0008			
J	AL-0009			
K	AL-0010			
L	AL-0011			
M	AL-0012			
N	AL-0013			

Plat of survey of property at Heritage Cove
described as Lot 31.32, Block _____, of THE HERITAGE ON THE SAN GABRIEL
a subdivision of record in Map or Plat
Volume/Book/Cabinet R at Page(s)/Slide(s) 222-227 of the Williamson
County, Texas Plat Records, G.F. # 02051005 A4 Dated: 2-04-02
Ref: Lynn A. Tyson and Richard J. Vosburgh

SCALE: 1" = 200'

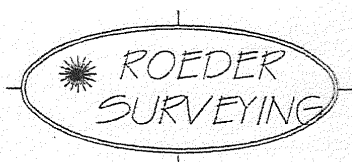


To: STEWART TITLE GUARANTY COMPANY, CITI MORTGAGE, GEORGETOWN TITLE COMPANY, INC.

exclusively.

The undersigned does hereby certify that the plat shown represents the results
of a survey on the ground under my supervision and is true and correct and
that there are no discrepancies, conflicts, shortages in area, boundary line
conflicts, encroachments, overlapping of improvements, visible utility easements,
except as shown and the property has access to a dedicated roadway.
The property shown hereon is located in Zone X. Areas outside the 500 year floodplain.

as shown on Community Panel Number 481079 0250 C
of the FLOOD INSURANCE RATE MAP prepared for Williamson County
by the Federal Insurance Administration Department, H.U.D.
Effective Date: Sept. 27, 1991



3705 VINELAND DRIVE
AUSTIN, TEXAS
FAX & PHONE (512) 478-7673

LEGEND

- 1/2" IRON PIN FOUND
- SPINDLE FOUND
- △ NAIL FOUND
- ⊕ PUNCH HOLE
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ WATER METER
- ⊙ P.V.C. RISER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ PHONE PEDESTAL
- ⊙ ELEC. BOX
- ⊙ C.A.T.V. PEDESTAL
- ⊙ WIRE FENCE
- ⊙ WOODEN FENCE
- ⊙ CHAIN LINK FENCE
- ⊙ OVERHEAD ELECTRIC LINE
- () RECORD INFORMATION

UPDATED: 3-5-02
DATE: 11-30-00