**1213 Phantom Rider Trail, Cypress Springs on the Guadalupe**

**Features & Upgrades**

**Exterior**

* 3.04 Acres on the Guadalupe River with 400 Ft. of Flowing River Frontage
* River Views
* Southern Style, Full Length Covered Back Porch (700 s.f.) w/View of River
* Landscaped Front Fountain Area
* White Limestone/Siding Exterior w/Standing Seam Metal Roof
* 3,000 Gallon Rainwater Catchment System for landscaping
* Nature Lover’s Paradise w/Abundant Wildlife features Stone Steps to River and Tranquil Front Fountain area to welcome you home
* Oversized Garage
* Neighborhood River Park close by w/Picnic Tables, Grills, Restrooms
* HOA Dues $90/year

**Interior**

* 3 Bedrooms/Study/4 ½ Bathrooms
* Lives like a Single Story w/Master, Guest Room & Study on 1st Floor
* Light Filled Entry w/Wood Floors opens to Spacious Great Room w/Views to River, Yard through Tall Windows & Transoms
* Updated Open Kitchen w/generous Southern Living Cabinets & Gorgeous Carrera Marble Center Island includes recent Top of the Line Jenn-Air appliances including:

Double Ovens, Dishwasher, Cooktop, Microwave plus a Trash Compactor

* Butler’s Area w/Built-in China Cabinet & Wine cooler
* Dining Room w/Built-in Carrera Marble topped Buffet & China Hutch
* X-large Walk-in Pantry
* Breakfast area looks out over Porch & Nature
* Study w/Built-in Bookcases and Cabinet and outside access to Covered Porch
* Master Bedroom on 1st Floor includes His ‘n Her Bathrooms, Large Walk-in closet plus an additional Room for Study/Exercise or Nursery
* Large Upstairs Guest Suite w/Bath and Storage
* Attached Finished Workshop w/200 s.f. is Heated and Cooled and is accessible through Laundry Room