

402 Rolling Hills

The house was originally a 2200 sqft home as part of a working ranch and was taken completely down to the studs and rebuilt as if it were a new home. The front 1/4 of the house was kept in-tact while the rest of it was given an additional 1397 sqft, 10' ceilings where possible and a house-length, covered back patio. I call it the "Mid-Century Ranch"

House Features

- 3002 sq ft
- Stucco, brick and wood accents
- 3 bed, 2.5 bath, 1 office and a large bonus room
- Oversized, detached 3-car garage with vaulted ceilings and tall garage doors to allow for larger vehicles
- PEX plumbing including a tankless hot water heater
- Electrical was completely redone with an oversized electrical panel allowing for expansion for ADU's, pool, or any additional structures
- Thoughtful LED lighting considerations throughout, all lend to a consistent, warm ambient feel
- Extensively prewired for networking: security, cameras, access points for wi-fi, media expansion, etc
- Foam insulation (minimal utility bills)
- Dual-zoned HVAC allows for separate temperatures between the main living areas and bedrooms
- "Lifetime" metal roof was installed for the possibility of a rainwater conversion.
- High-end custom mid-century kitchen with an island as big as Texas.
- The kitchen has been in several contests and has become an advertisement for the cabinet company
- Kohler Champagne bronze fixtures in kitchen/baths
- Kitchen-aid appliances
- Samsung washer/dryer
- The main living area combines the kitchen, living room and kitchen for a large, open entertainment area
- The entire back of the house features large sliding door systems and the 5 skylights allow plenty of natural light to fill the home, making the indoor and outdoor feel like one in the same
- The generous front porch features a custom, oversized double steel / glass door
- Wide-mid-century style, brick fireplace with a ventless gas fireplace
- Full baths have heated floors for cold winter days
- Top of the line, wide plank vinyl floors throughout
- Hunter fans throughout
- Solid core wood bedroom doors
- Patio areas have modern wood ceilings
- Gutters
- Georgetown water, PEC electric, Spectrum internet
- No property restrictions

Garage

- 32x24 3-car garage done in matching stucco with matching black-framed windows
- Drywall, recessed lights and work lights
- 8' tall insulated doors allowing taller vehicles (1' taller than normal doors)

- Vaulted 9ft in the back, 13ft in the front
- New slab and driveway pad
- Newly repaved drive (chip seal)

Property features

- Expansive and completely buildable 4.41 acres (no steep hills or flood issues)
- Feels more like a retreat or vacation home compared to living inside Austin
- Backs up to 300 acre property which is a longhorn ranch where Bevo, the UT mascot lives
 - The longhorns occasionally walk the fence line and you can stand nearly right next to them
- Over \$50k spent on landscaping
 - including the removal of several layers (600 yards) of fencing from the previous working ranch (cattle, goats, chickens, etc)
 - Professionally landscaped around the house, native plants and irrigation system
 - Textures include St. Augustine grass, decomposed granite and TX black star rock
 - 120 ft stacked stone feature wall in back, outdoor entertainment space
 - Rainwater collection barrels to increase plant health
 - Custom concrete and rock work surrounds the house
- The hills on the property allow for an amazing sunset views and quiet stargazing-nights
- New 20x18 steel building (on existing concrete slab) can be used for a second garage, shop or work area
- Mature oak trees
- Nearly all cedars have been removed to prevent oak wilt and help with “cedar fever”
- Almost every evening, there’s a breeze making the back patio enjoyable for grilling, entertaining and relaxing
- The way the house is positioned, there are opportunities to sell an acre or two without disrupting the serenity
 - The neighbor has already expressed interest in buying 1/4 acre which has already been surveyed
- Easy maintenance: The greater property only needs to be mowed about once per season (4-5x per year) while the immediate house area only requires mowing as you would in any neighborhood home

Commute and other facts

- 183 is just a few minutes away
- I can be in North Austin in about 20 minutes or downtown Austin in about 30 minutes during non-peak times
- HEB is about 12 minutes away, Starbucks is <5 minutes away
- Historic downtown Liberty Hill is <5 minutes away
- Georgetown is 20 minutes away
- A Costco is currently under construction at 183/29
- Seems every month a new restaurant, store or food truck pops up
- Leander, being only a few months away has the “Domain II” going in with plans for plenty of retail, dining, a lake and residential living
- Liberty Hill schools are top-rated
- Nearby are homes from the \$1M range

As an Austinite, what I love

- “Austin days”: On weekends I can drive in for brunch, run errands, see friends, catch a UT game, etc and head back to my quiet reprieve at the end of the day
- Austin friends welcome invitations to the hill country as they can escape the crowd and city noise. Most say they feel like they’re on vacation
- I’ve never felt isolated with amenities nearby and the 20-home community
 - All homes in the community are on a minimum 1ac lot
- Several lakes, hiking and biking trails nearby with access to several cute Texas towns such as Bertram and Mason

What goes with the sale (conveys):

- Fully furnished house with Crate & Barrel and West Elm furniture.... Almost a requirement to complete the look
- Property equipment: Riding mower, push mower, commercial weed-eater & leaf blower