

## **\*\*809 Mediterranean Dr., Leander, TX 78641, Marbella Community\*\***

### **Recent Upgrades:**

- 2023 New roof
- 2023 New full house gutters
- Custom Plantation Shutters on patio door
- Custom accent walls in 2 bedrooms

### **Features:**

- Large flat .23 acre lot on greenbelt
- Front & back yard sprinkler system
- Upgraded designer decorative tile in laundry room
- Upgraded tile at fireplace
- Upgraded kitchen backsplash
- Bay window area in master suite
- Smart thermostat
- Security wired
- Energy efficient, insulated vinyl windows with low E glass
- Faux wood white blinds throughout
- Wood-look tile throughout with carpet in bedrooms & office
- Energy efficient 14.5 SEER Lenox system
- Professionally maintained yard
- Professionally cleaned home bi-weekly since owned
- One owner home
- 2024 professionally cleaned carpet
- Within walking distance of highly sought after Leander ISD schools – Wiley Middle & Rouse High
- Highly desired gated community in Leander's rolling hill country



### **Community Amenities (located near intersection of Marbella Vista Way & Vinaros Ct.) :**

- Pavilion
- Walking Trails
- Park Area
- Gated Community



*Information is deemed reliable, but not guaranteed.*

## Location, Location, Location

- Walking distance to Wiley Middle and Rouse High Schools
- Close proximity to the gorgeous 125 acre Lakewood Park amenities including dog park, playground, splashpad, small lake with kayak rentals, fishing pier, lakeside pavilions, nature/art sculpture garden walking trail, hike/bike trails, restroom facilities, skate park, basketball & volleyball courts. Located at 2040 Artesian Springs Crossing.
- Easy access to major roadways including 183A toll & Ronald Reagan Blvd.
- Close access to HEB grocery store, Walmart, Target & Randall's
- Close access to retail shopping, restaurants, entertainment, recreational facilities, medical facilities/hospital and more!



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