

FEATURES LIST

135 Winning Colors, Austin, TX 78737

General Information:

- Custom build 2015 in the gated community of Key Ranch at the Polo Club
- 3262 SF (2805 Main dwelling, 457 Guest Casita per ANSI Z765-2021). 105 SF of third level loft not included in this calculation.
- 3 car attached garage – 1029 SF.
- 3.67-acre corner lot
- Rainwater system: 30,000-gallon rainwater harvesting system (two 15k storage tanks). Three-stage filtration and UV sterilization systems. PEX manifolds and distribution throughout the house.
- Propane supplied to kitchen and grill; stubs in attic for water heaters; stub in laundry room as option for clothes dryer.
- 2-Gig security system
- Pre-wired for audio
- Cat-6 ethernet and shielded coaxial cable/wiring distributed throughout home.
- Gated neighborhood
- DSISD School District (DSES, DSMS, DSHS)
- Located conveniently next to AESA (Academic Excellence for the Scholar, Athlete, and Artist) Prep Academy

Interior:

- 4 Bed, 3.5 Full Bath
- 3 bedrooms in main house (primary on main, 2 bedrooms on 2nd floor), 1 bedroom in Guest Casita
- Main kitchen – Whirlpool refrigerator, Bertazzoni 36” range (propane) & oven (electric), wine refrigerator, walnut butcher block island
- Heated floors in primary bathroom
- HVAC: Trane 20 SEER heat pump with four control zones
- Flooring: bamboo plank, tile, and Berber carpet in the Main house. Hardwood and tile in the Casita.

Exterior:

- Home exterior freshly painted and stained (Spring 2024)
- Private backyard with outdoor living that includes kitchen, pool, hot tub and fire pit.
- Pool equipment: saltwater, cartridge filtration, UV sterilization, variable speed pump, salt-chlorine generator
- Outdoor kitchen with propane grill, burners, refrigerator, and faucet/sink
- 750 SF of covered patio in the back
- Galvalume roof and rain gutters
- Andersen 400 windows
- Andersen exterior swing and sliding doors.
- Stone, stucco, and shiplap cedar siding

For additional info or questions please contact,

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