

# FEATURES & UPGRADES

## 4605 Pack Saddle Pass | Austin, TX 78745

Thoughtfully updated while preserving the distinctive character that makes Western Trails special, this single-story home blends designer finishes, extensive system improvements, two versatile living spaces and an exceptional backyard with a private pool—creating a beautiful setting for everyday living and entertaining.

### HOME HIGHLIGHTS

- 3 bedrooms | 2 fully remodeled bathrooms | Approximately 1,783 SF
- Two distinct living areas, including an open-concept kitchen, dining and main living space
- Second living room with custom wood accent wall and abundant natural light
- Designer-remodeled kitchen with custom cabinetry and waterfall-edge quartz island
- Hardwood flooring throughout the main living areas and bedrooms — no carpet
- Walk-in closets in every bedroom, including two closets in the primary suite
- High-performance vinyl windows with custom roller shades throughout
- Oversized premium aluminum sliding patio door connecting indoor and outdoor living
- Private swimming pool and multiple outdoor entertaining areas
- Expansive approximately 0.22-acre lot with mature trees, natural grass, turf and large side yard
- Attached two-car garage with separate flex/workout space and laundry room

### DESIGNER-REMODELED KITCHEN

- Custom two-tone cabinetry featuring warm walnut and high-gloss white finishes
- Extensive floor-to-ceiling cabinetry with exceptional storage
- Custom pull-out pantry, organized drawers, pull-outs and concealed trash storage
- Large waterfall-edge quartz island with seating
- Quartz countertops and handcrafted Fireclay geometric tile backsplash
- KitchenAid stainless-steel appliances and gas cooktop, stainless-steel vent hood and single-basin sink
- Recessed lighting and under-cabinet lighting

### FULLY REMODELED BATHROOMS

#### Primary Bathroom

- Frameless glass walk-in shower with dual showerheads
- Large-format Fantasy Brown marble tile and custom finishes
- Custom walnut vanity, wood shelving and storage
- Updated lighting and Kohler plumbing fixtures

#### Secondary Bathroom

- Custom white oak dual vanity
- Bright white and iridescent tile finishes
- Separate bathtub with handshower
- Frameless glass walk-in shower with rainfall showerhead
- Private toilet compartment with pocket door and Kohler plumbing fixtures

*Information regarding improvements and dates provided by the seller. Square footage, lot size, measurements, equipment, warranties and improvement details should be independently verified.*

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### INTERIOR FEATURES & FINISHES

- Fresh neutral interior paint
- Solid-core interior doors
- High-performance Haiku ceiling fans
- Updated lighting fixtures and recessed lighting
- Nest smart thermostat
- Abundant natural light and excellent indoor/outdoor flow

### POOL & EXPANSIVE OUTDOOR LIVING

The expansive backyard is designed for year-round enjoyment, featuring a private swimming pool, multiple entertaining areas, mature shade trees and a thoughtful combination of natural grass, turf and hardscaping.

- **Extensive pool renovation by Crystal Clear Pools & Spas, including new plaster, waterline tile and Lueders stone coping in 2021**
- Professional pool chlorine bath and acid wash in September 2026
- Professionally maintained with weekly pool service, currently provided by Pyramid Pools
- Surrounding outdoor areas feature concrete and composite wood decking
- Expansive approximately 0.22-acre lot with mature shade trees
- Large side yard with additional usable outdoor space
- Combination of natural grass and low-maintenance turf
- Flagstone patio with built-in fire pit
- Multiple outdoor dining, lounging and entertaining areas
- Decorative breeze-block accents adding mid-century character
- String lighting for evening ambiance
- Established landscaping and drought-resistant plantings
- Backyard landscaping and irrigation improvements (2022)
- Fence replacement (2022)
- Front yard landscaping and irrigation improvements (2020)
- Storage shed conveys with the property

### GARAGE & FLEX SPACE

- Attached two-car garage with additional storage and workspace
- Separate flex/workout room with portable Honeywell A/C unit vented to the exterior
- Flexible use for exercise, hobbies, creative pursuits or workspace
- Large adjacent laundry room with exterior access
- Updated garage floor finish

# **FEATURES & UPGRADES**

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### **MAJOR HOME & SYSTEM IMPROVEMENTS**

#### **2026**

- New roof installed September 2026 by Bird Creek Roofing with transferable warranty
- Professional pool chlorine bath and acid wash by Pyramid Pools (September 2026)
- New American Standard/Ameristar HVAC system installed August 2026 by Ideal AirCare; registered 10-year limited manufacturer parts warranty (transfer subject to manufacturer requirements)

#### **2023**

- Under-slab cast-iron plumbing replacement

#### **2022**

- Complete remodel of both bathrooms
- Electrical upgrades during bathroom remodel
- Backyard landscaping and irrigation improvements
- Fence replacement
- Hollow-core interior doors replaced throughout with solid-core wood doors

#### **2021**

- Extensive pool renovation by Crystal Clear Pools & Spas, including new plaster, waterline tile and Lueders stone coping
- Attic insulation upgraded to approximately 18 inches (R-49)
- Two solar-powered attic ventilation fans installed
- HVAC ductwork spot-sealed and re-insulated where needed

#### **2020**

- Wood siding replaced with fiber-cement board lap siding
- Exterior wood soffit and fascia repairs/replacement
- Front yard landscaping and irrigation improvements

#### **2018**

- Full kitchen remodel, including updated kitchen electrical wiring and recessed lighting
- Water heater replaced

#### **2016**

- Hardwood flooring installation
- Professional-grade combination wall oven

#### **2015**

- High-performance vinyl windows
- Premium aluminum sliding patio door

#### **2014**

- New outdoor gas service

#### **Prior to 2008**

- Electrical panel upgraded prior to current owners' purchase

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