

## **801 Russet Rock Drive, Austin, TX 78748 Custom Features & Upgrades**

### **Exterior Features:**

Professionally stained fencing to match exterior paint and stain, installed 2023  
Screened in porch with 99% UV protection & 4 panel sliding doors  
Outdoor ceiling fan at back porch  
Solar screens on all windows that are 99% UV protected  
Doggy door on screened in porch with dedicated dog run access fenced separately from back yard  
Extended side fence for maximum side yard use  
Concrete steps on the dog run side and slab for trash and recycle bins  
Beautifully updated front yard landscaping & flower beds  
Full irrigation and whole house gutters  
Certified foundation

### **Security, Internet & Interior Features:**

Exterior Vivint security camera  
Motion sensors on Bed #3, back patio & garage  
Spectrum Fiber  
Hard wired living room tv, tv mount for up to 65" tv  
Hard wired office tv and mount  
USB outlet in kitchen and primary bedroom  
In-glass blind at back patio door  
Spray Foam Insulation  
Garage ceiling storage racks  
Recently serviced AC system

### **Nearby Attractions:**

Texas Keepers Cider | Lustre Pearl | Lower 48 Bar & Eatery  
Armadillo Den | South Austin Beer Garden | The Hive  
Manchaca Springs Saloon | Mi Ranchito | Roses Kitchen | Curry Express  
Local dog park with on-site grooming station within walking distance  
Manchaca Optimist Youth Sports Complex

### **Community Events & Spaces:**

Playground and Common area | Movies on the lawn  
Crawfish summer event | Halloween contest  
Christmas light competition | Neighborhood walking groups