

# 4212 Far West Blvd

## *Residence Overview*

### **Welcome!**

I'm happy to share a profile of my home where I've lived since the fall of September 2021. This overview is designed to help you learn about the property's improvements and residential assets. Inside, you'll see an itemized list of the rehab components and the description of the landscaping. I'm glad to answer any questions you have about the house's "history" and neighborhood.



# About the Home

## Design and Layout



### Easy Flow Ranch

This house greets visitors with a cathedral ceiling and open floor plan that gives a nod to midcentury design. Walnut shelves and cabinets warm up the decor and provide lots of display opportunities.

And when Austin gets chilly, (yes, it happens) the gas fireplace keeps the home cozy and inviting.



### Flexible Home Spaces

With four bedrooms, three full baths and five “decked out” closets, this home can accommodate single living or perhaps up to a family of six! The front bedroom has two closets....matched by a two-sink bathroom next door.

Also makes a fantastic home office, hobby space, art studio and more.



## Primary Bedroom with en Suite

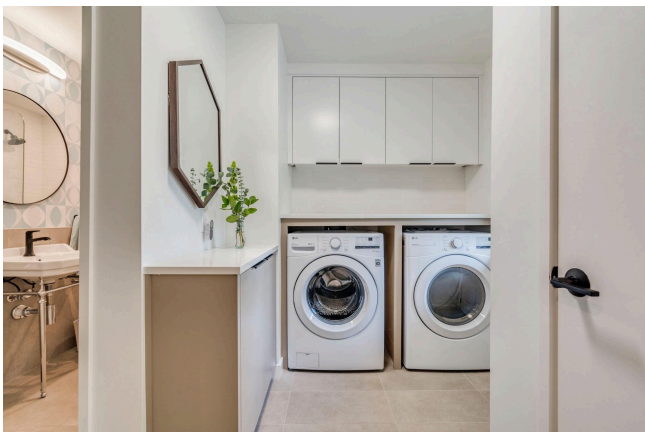
The primary bed also features a cathedral ceiling with two windows for a view of the gardens and morning sun! Separate from the main household, it will be easy to sneak away for a nap.



## Open Kitchen

- Midcentury modern design with walnut cabinets
- Built-in spice drawer
- Open European shelves with full-wall backsplash
- Hidden utility outlets in sleek counter

- Full view living and dining space
- Picture window to back yard
- Easy clean tile flooring
- Top line Bosch appliances; gas stove



## Practical Utility Area

- Compact pantry-laundry area with easy access to backyard and garage
- Full third bathroom
- Extra storage cabinets
- Bonus storage in side room off the garage with tankless water heater

# Landscape

## Low Maintenance



### Natives & Xeriscape & St. Augustine Lawn

- West, front bed: red yucca, Texas sage, juniper, artemisia, catmint, rosemary, Russian sage, soft yucca
  - Edging of Texas sedge
  - Deer resistant plants
  - Drip irrigation
- Overlays utility lines and one French drain
  - St Augustine holds up to foot traffic, weed blocker
  - Once a year pre-emergent
  - Irrigation system overall lawn
  - Xeriscaped edges with natives: Texas sedge, bamboo muhly, rostrata yucca



### Summer Arbor & Missc Details

- Large cedar elm trees for summer shade
- New fence & gates (hides the trash bins)
- Driveway has built in dusk-to-dawn lighting built into the pavers



## Large Backyard

- Edged with low-maintenance perennial natives: sea oats, bamboo muhly, Texas laurel, Texas sage, yaupon holly
- Xeriscaped inset beds: variegated yucca, elephant ears, rock rose, abelia, iris, turks caps, dwarf palmettos, purple heart,

liriope, almond viburnum

- Fieldstone patio with two house-access points
- Storage shed for tools



## Eastside Pollinator Garden

- Perennial natives: yaupon holly trees, oregano bushes, frog-fruit ground cover, Russian sage, liriope, shrimp bushes, asters, raspberry sage bushes, catmint, Gregg's Mista ground cover
- Xeriscaping minimizes water

needs and partially covers a French drain.

# Renovation Project

## Itemized

### Resources

- Architectural drawings used during construction available
- Spreadsheet of improvements and vendors
- House Inspection, from purchase and recent
- 2001 Plat of Survey

# Neighborhood

## North Central Austin

<b>Assets</b>	<b>Descriptions</b>
Retail & Dining	Starbucks, HEB, 5280 Burger Bar, CVS, Tomlinson's Pet Supplies, Soup Peddler (so many to list!)
Services	US Post Office, Austin Regional Clinic, UPS, Dry Cleaners
Schools	Doss Elementary
Walkability	Generally flat on this side of Cat Mountain, I often walk 3-5 miles in the residential areas that has low traffic
Access	One mile east to MoPac, one mile north to Randall's and Walgreens

## Frequently Asked Questions

**How old is the roof?** A new roof was installed in 2025 with added reinforcement for the gutter supports.

**Why does the yard have French drains?** When the house was purchased in 2020, there were two conditions that could cause foundation issues. The first was numerous trees and tree roots located too close to the outer perimeter of the house. The second was since the property is very flat, during torrential rains, water could settle too long on the property. The drains empty into "tubs" at the street boundary of the property, helping water run off quickly. Some of the downspouts empty into the French drains for the same purpose.

How old is the fence?  
A new fence was installed in 2025