

Features & Improvements: The Waterfall House

Improvements made since purchase:

- Addition of 2200 sqft in 2019
 - Designed by same original Dick Clark Architects team
 - Permitted and in compliance with impervious cover regulations
 - Includes a 7th bedroom/flex space that could be used as a gym or guest/in-law suite with full bath with a Murphy bed, bathroom with Toto Washlet, kitchenette, and separate entry
- Security/Safety:
 - Fire suppression
 - Updated DSC security system in 2023
 - State-of-the-art system includes full perimeter cameras
 - Fully gated including pedestrian gate access
- Home AV Automation/Tech:
 - All window shades are motorized
 - All bedrooms have blackout shades
 - Lutron lighting
 - Creston home automation controls lighting, fans, and in-ceiling speakers
 - In-wall home theater projector & movie screen
 - Pool/spa integrated controls for lighting, heating, and jets
 - Automated retractable sun shade sail for yard mounted to back of house
- Utilities:
 - Whole-house 60W Generac generator
 - 1000 gal propane tank added to existing 500 gal tank
 - Water softener system and reverse-osmosis faucets
 - 2 high voltage/fast electric car charging stations
 - Epoxied garage floors and built-in storage

Other Features:

- Designed by Dick Clark Architects
- Sweeping views of city skyline
- Hemlock ceilings
- Venetian-plaster walls
- 10' steel-and-glass Fleetwood doors
- Italian porcelain tile floors throughout 1st floor inside and outside
- Custom fireplace
- Custom-designed Bocci chandelier
- Custom Leicht kitchen cabinetry with integrated lighting inside drawers and the shelving between the fridge/freezer
- Galaxy-quartz kitchen countertops
- Blanco & KitchenAid sinks
- Induction cooktop

- Double oven
- Miele fridge/freezer
- Miele espresso station
- 3 wine fridges
- Wet bar
- Primary suite on main level features retractable TV at foot of bed, direct pool access, dual vanities, a Victoria & Albert tub, Kohler rain-and-handheld shower, blue-glass water closet, oversized custom closet
- 6 bedrooms each with their own en-suite
- 2 dedicated offices
- Multiple living areas including a main living area on the 1st floor and 2 upstairs, one of which features built-in desks and a projector
- 3 Toto toilets on 1st floor
- Nest thermostats throughout home
- Negative-edge pool/spa
- 2-car epoxied garage plus carport; built-in floor-to-ceiling storage cabinets in garage
- Fully irrigated yard
- 1 +/- acre lot
- Eanes ISD