

Details 723 Rolling Green

ADA compliant newly renovated in 2022 Ranch Style with Courtyard in extremely quiet neighborhood with 7' cedar privacy fence on just under 1 acre in Lakeway

- Backyard 42" freestanding fire pit with containment cover
- 9' and 10' ceilings heights throughout
- Fleetwood windows and doors
- Custom Contemporary Architectural German engineered Mahogany pivot front door with stainless steel hardware
- Custom 8'H Interior doors by Goods Millwork in Versailles MO
- All new electrical and plumbing
- Exterior walls are spray foam insulation with all new insulation in ceiling / attic
- Drywall garage with professional grade steel cabinetry
- Central vacuum system throughout
- Hubbardton Forge Lighting
- Ann Sacks Tile
- Maverick Walnut ceiling fans
- Big Ass fan in Cabana
- Woodland direct fireplace in Cabana
- Designer Brick driveway
- Leicht German engineered Walnut cabinetry with conceal drawer glides and soft close
- Dekton countertops
- Miele plumbed in steam oven
- Decor 6 burner cooktop in Graphite Stainless finish with pot filler
- Stainless steel backsplash
- Bosch dishwasher
- Subzero 36" refrigerator and 18" freezer
- Subzero 140 bottle wine refrigerator
- Perlick refrigerator in cabana
- Instant boiling water faucet with water filtration
- Wet bar area with bronze sink
- Italian Alexander Merchant faucets and fixtures by waterworks
- 6' Italian stone and walnut bathtub by Neutra, 1400 lbs ...
- Heated floor in main bathroom with Italian tile in Versailles Pattern
- Kohler toilets with American Standard Urinal
- Glass Architectural wall with soft close barn style door
- Outlets in all soffits, makes this house ready for the holidays
- Sonos In-home surround system throughout the property with 10 zones
- Entertainment center with complete theater grade surround system
- Walls are smooth texture level 5 with flat paint, no glare or shine
- Hardwood Lifestyle Collection Majorca Western European oak floors (bona naturale)
- Custom drapery with blackout in main bedroom
- California closets in main closet
- Wilderness by Ortal Fireplace incased within Venetian plaster
- Tesla solar shingles on the entire casita with 3 battery walls
- 3 year new Carrier Lennox energy efficient air conditioning and furnace controlled by Trane Home
- Linear architectural vents
- Lutron smart home lighting throughout
- Square trim-less DMF LED lighting with cool to warm dimming range down to 1%

- AOSmith tankless propane water heaters with circulation systems
- Aquasana Rhino Max with UV whole house water filtration system
- 500 gallon buried propane tank\Rachio landscape system with drip system throughout the landscaping
- 50% of the property is zero scaped with landscape mesh & DG or River Rock.
- Front entrance Gas lanterns, controlled with Lutron
- Pool is 5'4" deep in the center, designed and built by Austin Pool Design with beach area, stairs on all 4 corners, smart system pentair controlled in floor cleaning system, with UV filtration which uses much less chlorine, all equipment is enclosed within the casita to prevent freezing ... Pentair pool heater ,LED multi-color lighting ,Water fountain feature with bubbler zone in beach area,(5) Umbrella ready grommets in the coping and Catch a kid net for pool safety
- Outdoor shower
- 36" professional-grade Alfresco grill with smoker and Mega-Drive™ Rotisserie System is an integrated powerhouse with an infrared burner that provides intense heat
- Stainless steel cabinets
- Doorbird was installed at the front door, during construction.
- The garage door can be opened and closed from app
- From the casita, the water to the cabana, can be completely turned off, for those periods of cold / freezing temps
- The front lantern is on a solar cell, so it turns on/off independently of the landscape lighting, landscape lighting is on a seasonal timer.
- Additional wire the left and right of the front entrance, that would allow for additional independent landscape lighting, either for seasonal purposes or year-round,
- The windows along on the back side of the house have a higher UV rating

1 mile from Hamilton Greenbelt and 3 miles from Lakeway Park

Conveniently located 3 min from HEB, Randalls, CVS, US Post Office, numerous hotels and restaurants

Close access to The Hills Country club and Yaupon Clubhouse Golf Course

No HOA