



STEPHANIE POPE

REALTOR®

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400 Hwy 290 West
Bldg B Suite 101
Dripping Springs TX
78620



FEATURES LIST FOR 770 SPANISH OAK TRAIL

EXTERIOR FINISHES

- Gated access & fully fenced property
- 20' wide concrete driveway with circular turn-around
- Board & Batten vertical siding and Stone exterior
- 24 gauge Galvalume standing seam metal roof, with striations to prevent "oil canning"
- Two propane tankless water heaters
- Two high-efficiency Carrier heat pumps, 16 seer
- Underground propane tank
- Low E windows, with .22 u-value, for superior energy performance
- Spray foam insulation throughout
- Sound batt insulation in all walls with plumbing
- Underground sprinkler system in front and back yard
- 24,000 gallon rainwater collection used for irrigation purposes with filtration, UV light (can connect to home)
- City water services the home
- Aerobic septic system
- 30 x 30 carport adjacent to home
- Additional carport toward back of property for storage, or convert to a stable
- Separately fenced back yard with artificial turf play area with putting greens
- Dog yard with air conditioned dog house
- Sodded front, side & back
- Extensive landscaping & rock work

~Information deemed reliable
but not guaranteed~