

4117 River Garden Trail

Area 8E/78746 - Eanes Schools



Front Elevation

Old World Italian Villa Style Home

New Construction - Commanding view of the downtown skyline. Over 1,700 sf of covered Patio with outdoor fireplaces overlooking Pool and Spa. State-of-the-art Security and intelligent lighting systems. Outdoor kitchen.

Floor Plan

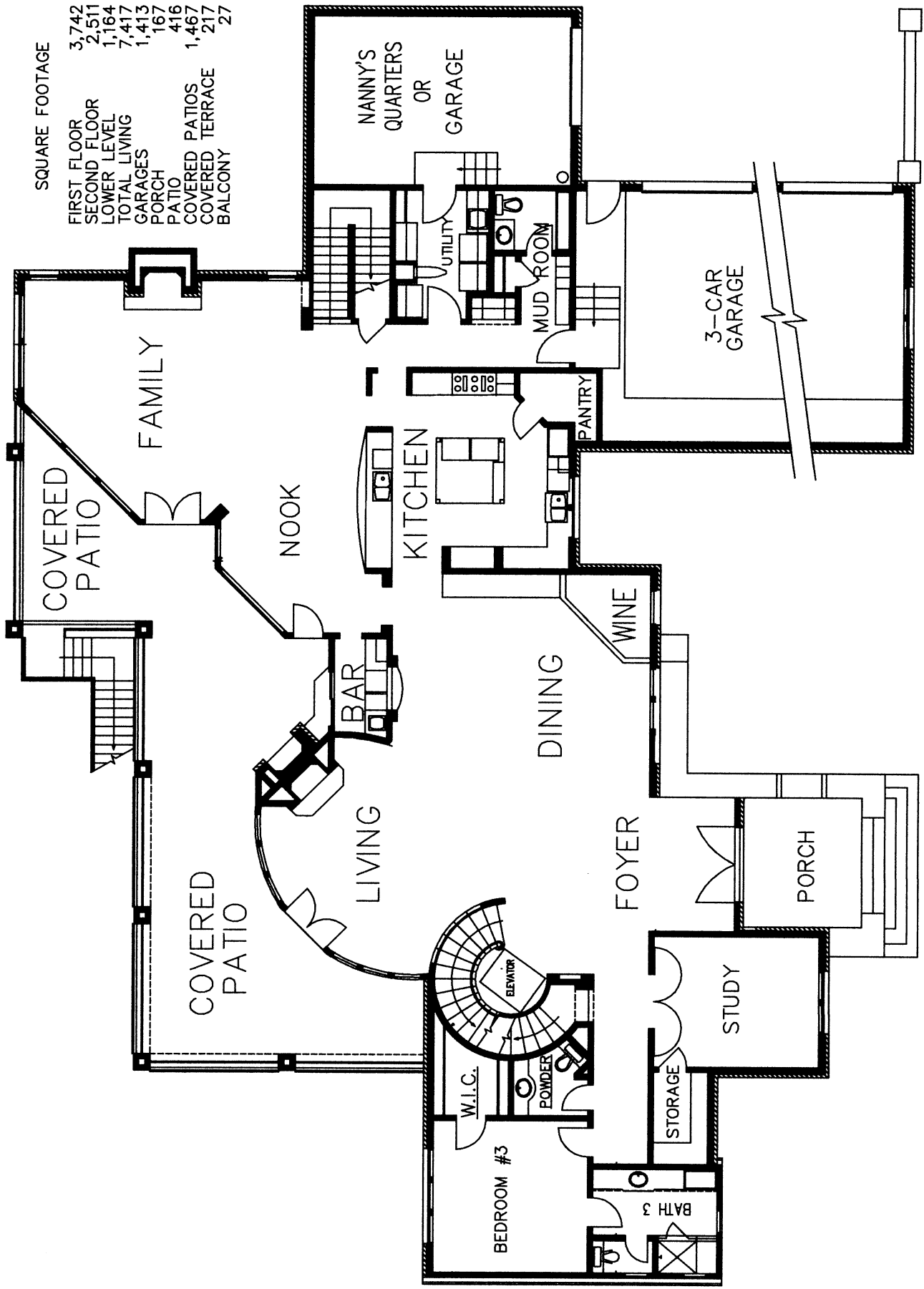
7,400 sq. ft. with 5 Bed Rooms, 5 F- 3 H baths, 5 Indoor Living, 3 Covered Outdoor living, 2 Dining, 4 car garage or 3 car with Nanny's quarters



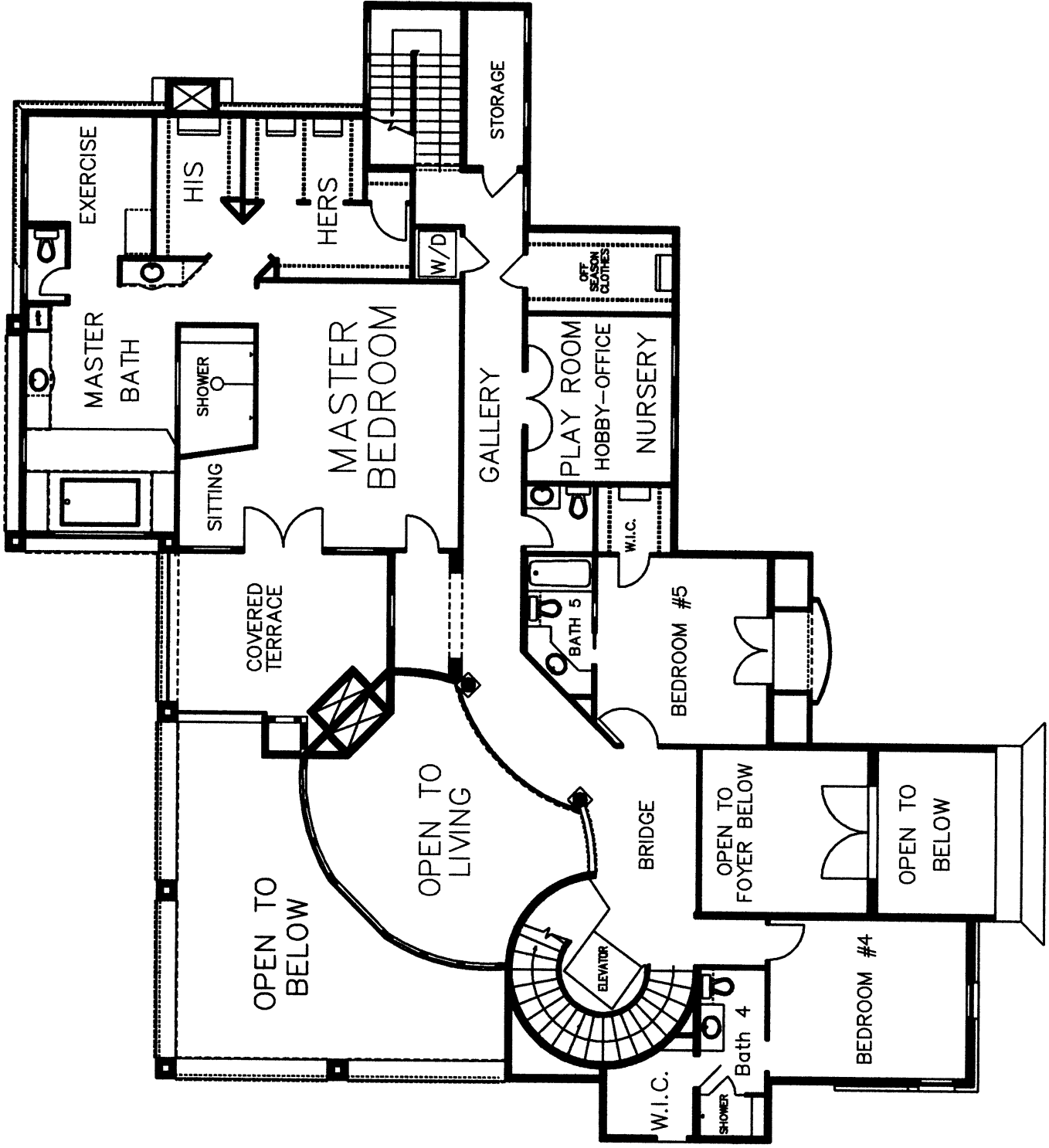
Rear Elevation



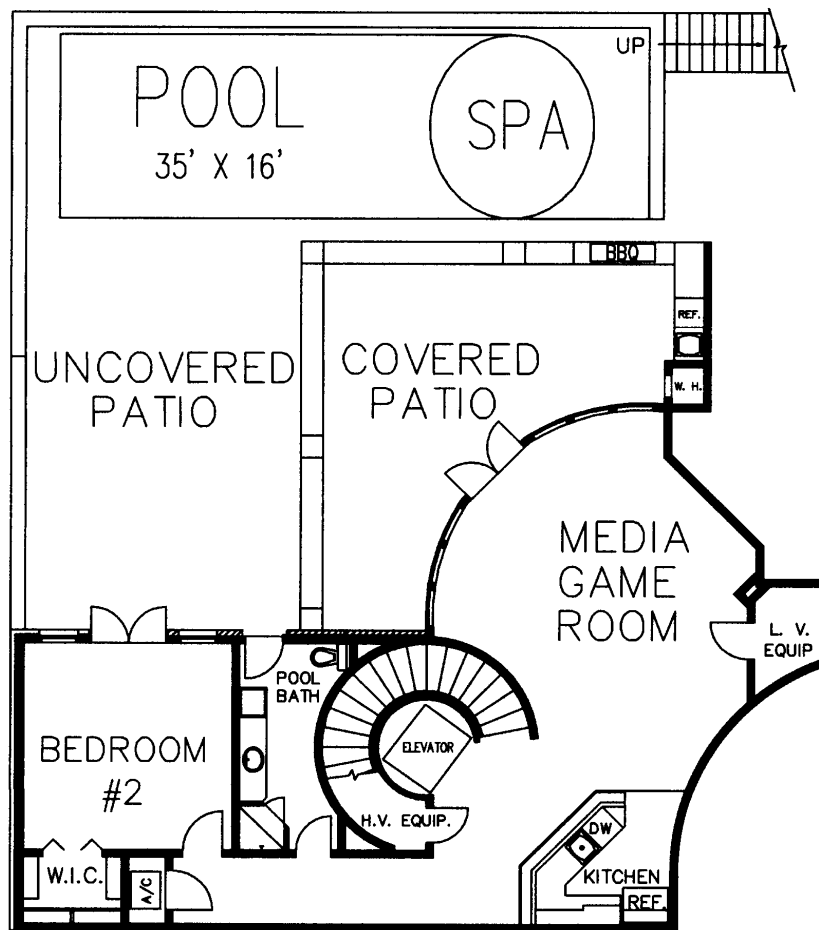
Bella Casa, Inc. 12709 Cedar St. Austin, TX 78732
Tel:(512) 266-6544 Fax:(512) 266-1827 Mobile: (512) 748-1819
fine homes, built with a woman's touch



First Level Floor Plan - 3,742 Sq. Ft.



Second Level Floor Plan - 2,511 Sq. Ft.



Lower Level Floor Plan – 1,164 Sq. Ft.

This grand “Old World Italian Villa” is located in “The Summit”, Westlake’s most prestigious gated community. This lovely home offers every luxury you would expect to find in a residence of this magnitude. Overlooking the skyline of downtown Austin, it features five bedrooms, five full baths plus three powder baths and an optional Nanny’s quarters with bath. The main kitchen has two separate work areas, each with its own sink and dishwasher. Downstairs also has full kitchen that services the game room/media room, outdoor grill, pool area and guest living quarters. There are three beautiful full masonry Isokern fireplaces and one standard masonry fireplace.

The Master Suite exudes romance with its commanding view of downtown and private balcony with fireplace. Off the Master Bath is an exercise room with coffee/juice bar. A stunning two stories of glass sets off the living room, adjacent dining room and wine cellar. This home is perfect for entertaining on every level! The Study was designed to be another beautiful living area with custom milled 10-foot double Alder wood doors. It also has the capability to be a fully functional home office. The security system has the capability for indoor and outdoor audio/video surveillance.

Every aspect of this home has been carefully thought-out, designed and constructed for the most discriminating homeowner. Offered by Bella Casa, Inc. Call today for your personalized tour. Office (512) 266-6544. Mary Lynn’s Mobile (512)-748-1819.

Other Features:

1. 1+ Acre Wooded Lot
2. 5 Bedrooms, 5 Baths, 3 Powder Rooms
3. 5 Indoor Living Areas – Living Room, Family Room, Children’s Play Room, Game/Media Room and Study
4. 3 Outdoor Covered Living Areas, one each floor
5. 2 Dining Rooms – One Formal, One Breakfast
6. 2 Kitchens + Summer Kitchen – Main level Kitchen has two work stations, lower Kitchen for Media/Game Room and Summer kitchen for Pool Area
7. 2 Laundry areas – main floor and upstairs
8. 4 Car Garage or 3 car and optional Nanny’s Quarters
9. Flooring - Hardwood planks, Travertine tile and carpet
10. Large Swimming Pool (35’ L X 16’ W X 1’ to 7’ Deep) and attached Spa
11. Wheel chair access elevator serving all three floors
12. Termi-Mesh - Termite protection system
13. Low E wood Windows and Doors
14. Polar Ply roof sheathing used for added attic insulation
15. Commercial Grade Mold resistant exterior sheathing throughout
16. Storage Area built into foundation on rear of home
17. Pre-wired for Audio and Video Surveillance – Indoor and Outdoor
18. Pre-wired for High End, Multi-Zone Audio/Video Systems and home automation
19. Lutron Intelligent Lighting Control System installed
20. GE Home Security System installed