

Hill Country Property being Offered For Sale



This beautiful, 4 bed room, 3 ½ bath home with approx. 4130 sf includes a large kitchen with breakfast rm, study, game room, media room and formals. It is situated on 2.8 acres in a highly restricted subdivision. The home is for the family who wants convenience and country living. This home will not only have all the conveniences but also a magnificent view of the western country hill tops on a level lot. Sunrises and sunsets come with the home at no extra charge.

Location is easy : Take IH35 to Leander Rd (FM2243) in Georgetown (exit 260) travel west 5 miles and Escalera Ranch is on the North side of the road OR Take 183 to Leander Rd in Leander travel east 5 miles and Escalera Ranch is on the North side of the road to 119 Escalera Pky

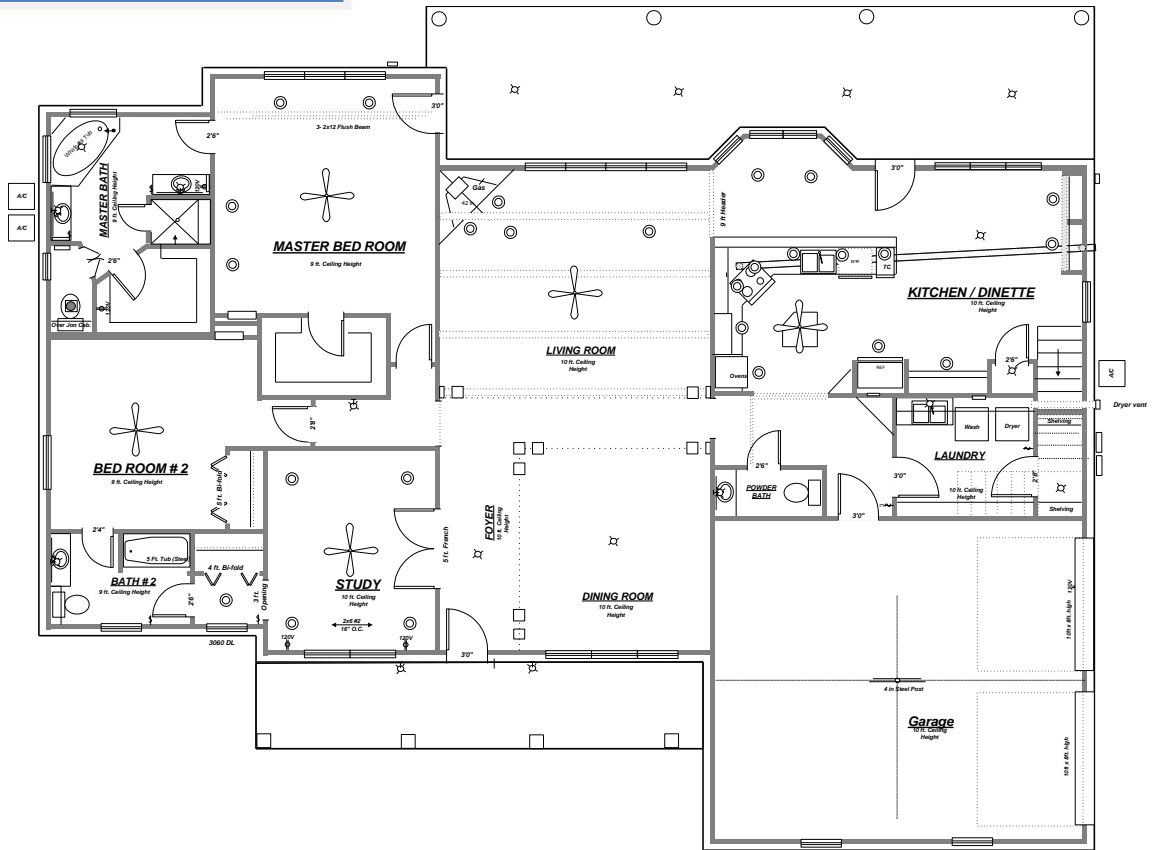
OR: 183,183A or Parmer Ln. East on Leander Rd (FM2243) to 119 Escalera Pky

The Home is being offered for \$565,000.00

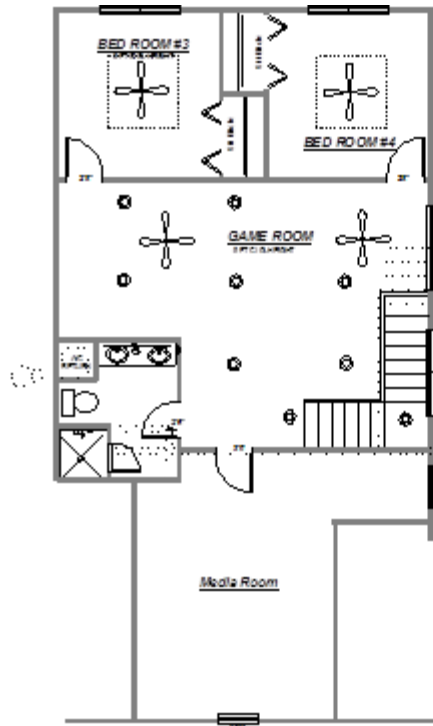


All information regarding this property is from sources deemed reliable, however no independent investigation has been made of this information and no warranty or representation is made as to the accuracy thereof. This property is submitted subject to errors, omissions, change of price, withdrawal from the market, prior sale and/or other conditions. No warranties or representations are made as to any condition that may affect the value or suitability of the property and Buyer must independently verify same. All measurements, values and numbers are approximate and must be verified by Buyer prior to closing.

First Floor

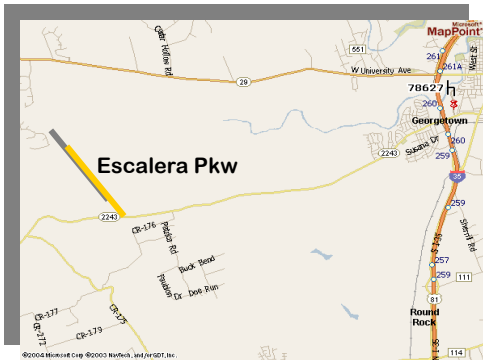


Second Floor



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A GORGEOUS “TEXAS HILL COUNTRY” in Georgetown, TX



This two-story home of stone and stucco has approx 4200 sq. ft. of living space, as well as covered front and rear patios with flagstone floors. The first floor consists of a large master suite complete with double walk-in closets, double vanities and a Jacuzzi tub. Marble from Ecuador provides stunning bathroom flooring, while coordinating stone is used in the shower area. The Master vanities are of polished granite with satin nickel fixtures.

The first-floor guest suite is complete with a large closet and private bath. The guest bath is finished with Italian tumbled marble in the shower and on the floor; and the vanity is of polished granite.

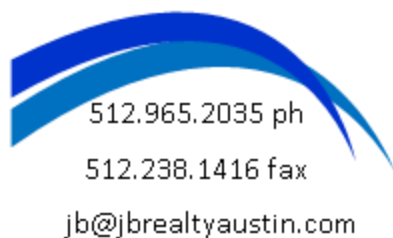
Also on the first-floor is a 3rd bedroom/office with a large closet and bathroom access. This room has double French doors with a working transom window, and the walls are hand stucco for an “old world” effect.

The entry, dining room and living room have hickory wood floors. The living room has cedar beams and a stone fireplace with a hand-hewn cedar mantel. Corner columns separate the living and dining rooms, allowing easy entertaining in a very large open space.

The gourmet kitchen has custom-made hickory cabinets, stainless appliances, and granite counter tops, including a large serving bar and an island. Across from the work area is a comfortable sitting area for reading or casual visiting. The breakfast room is open to the kitchen work area, and is complete with great lighting, bookcases and adjustable display shelves. The laundry is located between the kitchen and garage. The laundry has a large sink, lots of cabinets with tumbled stone cabinet tops, and a sewing area. The flooring in the entire kitchen and laundry area is of off-white ceramic.

The second floor consists of two bedrooms, a large game room and a “multi-purpose” room. This “multi-purpose room” is perfect for a media room or private den. The upstairs bathroom has a double vanity with a granite top.

Other amenities include high ceilings throughout, lots of windows with custom window treatments, water softening system, pre-wiring for an alarm system and pre-plumbing for central vacuum. Professional native landscaping is complete with an automatic sprinkler system.



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

shall treat all parties honestly; may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized to do so by the buyer; and may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by the Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

The real estate licensee asks that a owner or buyer acknowledge receipt of this information for the licensee's records before proceeding with any transaction.
