

Property Highlights

15804 CINCA TERRA | BEE CAVE, TX 78738

EXTERIOR AND LOT

- Stucco & stone exterior in neutral tones
- Covered back patio
- Full irrigation system
- Full gutters
- Wood privacy fence with fresh new stain
- Ring doorbell
- Front door wrought iron detail
- Flood lights
- Gas bib on back porch
- Solar Panels (PAID OFF)
- Composite shingle roof 2016 - had insurance pre inspection completed

INTERIOR LAYOUT

- 4 bedrooms + dedicated office + bonus room & open floorplan dining room
- 3.5 bathrooms
- Office at front of home with glass French doors
- Primary bedroom on main level with bay window
- Upstairs flex / game room with attic access
- Oversized closet - could be used as a "Zoom Room"
- 2 full bathrooms upstairs with linen storage & dual sinks
- Window coverings throughout the home
- Large under stair storage

FLOORING & FINISHES

- Luxury Vinyl Plank flooring throughout main living areas
- Carpet in bedrooms and upstairs
- Wrought iron staircase railing

KITCHEN

- Kitchen island with black granite countertops
- White cabinetry with clean subway tile backsplash & chrome hardware
- Undercabinet lighting
- Oversized corner pantry
- Pocket desk / built-in office nook
- Double-basin kitchen sink
- Reverse osmosis system at kitchen sink

Property Highlights Cont.

APPLIANCES (CONVEY)

- Kitchen refrigerator
- LG washer & dryer
- Whirlpool stainless appliances
- 4-burner built-in gas cooktop
- Built-in single oven and microwave

PRIMARY SUITE

- Main-level primary bedroom
- Large Walk-in closet
- Dual vanity
- Light cabinetry and countertops
- Tiled bathroom
- Separate walk-in shower
- Bay window
- Separate Soaking tub
- Gorgeous stone counters
- Linen Closet

BATHROOMS

- Half bath on main level
- Upstairs:
 - Secondary full bath with dual vanity
 - One bedroom with full ensuite bathroom

SYSTEMS & GARAGE

- TRANE HVAC system
- 2-car garage
- Epoxy garage floors
- Whole home water softener
- EV charger installed
- Garage motor
- Solar Panels (fully paid off)
 - 24 panels
 - 12 Inverters
 - 7.44kW DC power
 - 10300W production covering 103% of usage