



Property Highlights

10804 ENCLAVE VISTA COVE | AUSTIN, TEXAS 78730

3 Beds | 2 Baths | 2,537 SF Interior | 0.22 Acre lot | Built in 2005 by David Weekley

Quiet & Private | Single-Story | Prime Location Towards The Front of River Place

FIRST IMPRESSIONS - *Timeless architecture meets everyday elegance*

- Old World European-inspired style with a classic brick & stone exterior
- No homes directly in front or behind - a rare combination that's ideal for privacy
- Well-maintained with mature, drought tolerant landscaping & hardscaping
- Flowering crepe myrtle trees accent the home & the backyard
- Imposing front entry with a wrought iron gate, solid wood door & a covered porch for all your deliveries

OVERALL HIGHLIGHTS - *David Weekley quality construction & craftsmanship*

- Abundant natural light throughout thanks to a generous number of windows
- Beautiful hardwood flooring in main areas & bedrooms - zero carpet
- Durable & low maintenance tile in the kitchen, bathrooms, laundry room & bonus room
- Timeless architectural details throughout - columns, crown molding, & chair rail
- Functional floor plan that offers guests separation & privacy from the main living areas
- Window coverings throughout - from plantation shutters to privacy blinds
- Laundry room with built-in cabinetry that provides great storage
- Built-in drop zone with cubbies & hooks for easy organization
- Versatile bonus room that's ideal for an office, home gym, or a media room

DINING & FAMILY ROOM - *Designed for gathering, entertaining & everyday moments*

- Elegant & spacious formal dining room with a dramatic brass chandelier
- Crown molding + chair rail design detail
- Open concept family room with a wall of windows & a view of the greenbelt
- Stately fireplace with a classic mantle & tile surround
- Custom built-in cabinetry & shelving & architectural columns



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Property Highlights (Continued)

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KITCHEN - *Functional, inviting & the heart of the home*

- Rich cabinetry with extensive storage space + a corner pantry
- Granite countertops + classic tile backsplash
- Brick archway that anchors the kitchen & adds Old World charm
- GE Profile stainless appliances
- 4-burner gas cooktop with a downdraft exhaust fan
- Breakfast bar that can accommodate 3-4 bar stools
- Spacious breakfast area filled with natural light & easy access to private courtyard

PRIVATE OWNER'S RETREAT - *A peaceful sanctuary designed for rest & spa-like comfort*

- Generous layout (ample room for a king-size bed) + hardwood flooring
- Wall of windows that overlooks the backyard & offers beautiful views
- Design details that include a tray ceiling, crown molding, & privacy blinds
- Dual vanities with rich wood cabinetry + cultured marble countertops
- Large walk-in shower & a deep jetted tub
- Durable tile floors + oil-rubbed bronze fixtures
- Incredible walk-in closet with extensive shelving & storage space

COMFORT FOR FAMILY & GUESTS - *Inviting spaces that offer privacy*

- Two secondary bedrooms with hardwood flooring + large windows
- Generously-sized closets
- Shared guest bath with tile flooring & a tub/shower combination
- Flexibility to also be a home office or hobby space



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OUTDOOR LIVING - *Private outdoor spaces with mature landscaping & peaceful views*

- Flagstone courtyard - the perfect spot for enjoying your morning coffee or a glass of wine
- Access to the backyard is via the courtyard
- Shady, covered balcony offering peaceful views + accessible from inside the home
- Open wrought iron fencing offers security while preserving the natural landscape beyond
- Established, drought-tolerant landscaping & minimal lawn upkeep

ABOUT THE RIVER PLACE COMMUNITY - *A Premier Lifestyle in Northwest Austin*

- Waterfront & country club community located ~15 miles from downtown Austin
- More than 1,000 homes surrounded by rolling hills & incredible sweeping views
- River Place Country Club (private) features golf, fitness, tennis/pickleball & a pool
- Over 6 miles of scenic hiking trails - including the popular River Place Nature Trail
- Neighborhood parks just minutes away - Sun Tree Park & Woodlands Park
- Highly acclaimed Leander ISD schools - Vandegrift High School feeder pattern
- Strong sense of community with planned events & activities year-round
- Retail, restaurants, medical/dental & various services located within the community



Utilities

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Electric Provider:	City of Austin
Natural Gas Provider:	Texas Gas Service
Water/Sewer Provider:	City of Austin
Trash/Recycling:	City of Austin
Internet/Cable Provider:	AT&T or Spectrum