

# 11400 CRUMLEY RANCH FEATURES

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## HOUSE OVERVIEW

- Design: Design Discoveries
- Builder: Ray Tonjes Builder
- Year Built: 2016
- Square Footage:
  - 4245 Living Space
  - 1650 Loggia & Garage
  - 5895 Total
- Closest property of size, on market to Austin
- Prime access to Highway 71 & 290
- Lake Travis Schools
- Secluded Location with 0.2 mile setback from Crumley Ranch Road
- Many floor to ceiling windows for light, airy atmosphere

## HOUSE STRUCTURES/FEATURES

- Standing Seam Metal Roofing and TPO Flat Roofing (Thermoplastic Polyolefin)
- Oversized Three-Car Garage - Bronze Metal Garage Doors w/ Frosted Glass Panes
- Exterior Finishes:
  - Oklahoma Stone, Dry Stack mortar. Additional Interior accents in Foyer, Kitchen, and Livingroom
  - Stucco with additional Interior accents in Kitchen & Livingroom
- Rainwater Harvest System – 40,000 Gallon Tank & Filtration System
- Entryway Custom Front Doors by Durango Doors
- Casement Windows throughout (Marvin Integrity)



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## HOUSE STRUCTURES/FEATURES

- Expansive Sliding Doors to Loggia
- 10- & 12-foot Ceilings
- Fireplaces:
  - Livingroom - 45" Gas Logs
  - Loggia - 48" Wood Burning with Gas Starter
- HVAC – Four zones for refined control & efficiency
- Outdoor/Summer Shower – Fabulous feature
- PEX Plumbing
- Electric Service: 2-200 Amp Panels with Surge Protection
- Termimesh System treatment for Foundation during Construction – annual Warranty Renewal

## KITCHEN

- 48" Wolf Cooktop with Red Knobs and Downdraft Vent
- 36" Subzero Refrigerator
- 30" KitchenAid Double Ovens, Self Cleaning
- Whirlpool Freezer
- Large Two-Bowl Stainless Sink with Disposal and additional Prep Sink with Disposal
- Large Center Island with Bar Top Counter
- Granite Countertops
- Motorized Window Shade
- Oklahoma Stone and Stucco accents



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## LOGGIA

- Large, covered space. Pleasant on hot days
- Kitchen features 38" Gas Grill with Rotisserie, Undercounter Refrigerator, 22" Stainless Sink with Disposal, Granite Countertop
- 48" Samsung TV
- Sonos™ music zone
- Oversized ceiling fan - 84"

## MASTER BEDROOM

- Large sitting area within Master Bedroom
- Sonos™ music zone in Bedroom & Bath
- Motorized Window Coverings in Bath
- Electric Mirrors™
- Jetta Soaking Tub in Master
- Large Walk-in Shower with shaving mirror
- Large Shared Walk-in Closet with built-ins

## GENERAL INTERIOR APPOINTMENTS

- Beam Central Vacuum System – Outlets in various locations and garage
- Oversized Ceiling Fans in Livingroom and Loggia
- Custom Cabinets throughout with soft-close features – Signature Cabinetry, Georgetown Texas
- Two-Panel, Solid-Core Doors/Pocket Doors by Texas Millworks
- Built-in Ironing Board in Laundry Room
- Mechanical Room and Extra Storage on Second Floor
- Engineered Wood Floors installed by Raez Flooring
- Kohler Toilets
- Custom Made Foyer Hanging Lamps by 4th Edition Design



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## **ELECTRONICS/ENTERTAINMENT**

- Sonos™ Sound System:
  - Four Zones: Living Room, Study, Master Bedroom/Bathroom, Loggia
  - Three Amplifiers and Sound Bar (all second generation)
- Insteon™ Smart Home:
  - Programmable: Brightness, Ramp Speed, Fade, Scheduling, Scenes
  - 70 Smart Switches and Outlets
- 80” LG Television in Living Room w/Apple TV
- 48” Samsung Television in Loggia w/Apple TV
- All streaming and Internet access through 5G Cellular Connection located in Mechanical Closet
- Ethernet and Coax throughout with homerun to Mechanical Closet/23” Rack
- Prewired for Power Series Security System™

## **EFFICIENCY**

- Unico HVAC System – Heat Pump. Four zones.
- Rheem 80 Gallon Hybrid Electric Water Heater with Heat Pump
- Hot Water Circulation System, switch activated at each sink (D’Mand Kontrols)
- Efficient Foam Insulation in Walls and Ceiling/Roof



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## EXTERIOR APPOINTMENTS

- Ipe Wood: Second Floor Porch, Front Walkway Bridge, Side Yard Fencing
- Courtyard with Water Feature & Plantings – Water Feature Controlled via Insteon Scheduling
- Irrigation in Front Courtyard and small amount of grass in front. Controlled via Rachio™ with WIFI
- Four raised garden beds
- 500 Gallon Propane Tank
- Moultrie Deer Feeder
- Turkey Feeder
- 3 gates on property – 2 with Mighty Mule Automatic Gate Openers
- 8' High Back Yard Fencing. Dog access through laundry room pet door.
- Bocce Ball Court

