

Features List - La Vie En Rose

- Private gated neighborhood of only 4 lots
- Property adjoins 140 acres of nature preserve
- Private covered boat slip on Lake Travis via HOA owned dock (50' of water underneath when lake is full)
- Area for small helicopter pad
- Custom water feature on grand patio is a 12-person jacuzzi spa
- Indoor heated pool
 - Replastered in 2023
 - Pool equipment is completely enclosed so should not freeze
 - Pool walls are stucco, not paint
 - Automatic watering system for plants
 - Sauna
 - Window walls can slide back completely for indoor or outdoor use.
- Patio surrounding fountain and on second floor terrace is made with fossilized coral from Turkey
- Ludowici roof includes 75 year material warranty (same roof as on many buildings at University of Texas at Austin)
- Authentic Venetian chandelier with 24k gold in main living room and complementing chandeliers and sconces in the adjoining sunroom
- Fine Wood Selections:
 - All wood floors are mahogany; 1" thick making them easy to sand and refinish, if desired
 - Cherry wood furniture quality built-ins in living room and office; kitchen island is also cherry
 - Maple wood used on remaining cabinets in home, the steps of grand staircase, and all baseboards
 - African Zebra Mahogany wood bar in the sunroom
 - Custom plantation wood blinds
- Kitchen Features:
 - Fossilized stone granite countertops on island and bar; Black granite countertops elsewhere
 - Real hammered copper sinks (3 total)
 - 2 dishwashers
 - Miele Espresso and Coffee Maker
 - Wolf range with griddle and grill tops, double convection oven
 - Subzero refrigerator / freezer
 - Pop-up cabinet for hand mixer
 - Full butler's pantry with room for additional refrigerator
- Primary Suite:
 - Phylrich brand faucets in primary bathroom (shower, jacuzzi bathtub, sinks)
 - Carousel shoe rack in closet
 - Built in safe in closet
 - Cedar lined closet sections
 - Toilet and bidet in separate water closet
- Theater room inspired by the Egyptian Theatre in Los Angeles; includes plush recliner seats, drop down movie screen, television and state-of-the-art sound system
- Built with very strong and durable Insulated Concrete Forms (ICF) - this home is built like a fortress
- Two (2) hidden rooms: one in the living room closet, while the other in the office is a safe room built with the ICF walls and ceiling
- Except for the mahogany floors in the bedrooms, all flooring on main level is waterproof

- First floor wine room with humidifying capabilities
- Main house is ADA friendly:
 - Wider doorways throughout
 - Roll-in showers on first floor
 - Custom automatically closing elevator - recently serviced
- Anderson windows and solid wood doors; repaired and repainted all doors throughout the house in 2024 - 32 total
- 3 fireplaces throughout the home: main living room, sunroom, and by indoor pool
- Whole house surround sound and lighting system (iPort and Lutron)
- 3-car garage with two Tesla charging stations (charge up to four vehicles at once)
- 3 indoor/outdoor dog kennels, plus cooled/heated grooming room with equipment (negotiable to convey)
- Solar panels for both house electricity and pool heater
 - Home electricity bills are around \$300/month with 6 HVAC systems running (all HVAC units are covered)
- Laundry Room:
 - Washing machine / dryer convey with home
 - Drain located under washing machine so won't flood if ever leaks
- Detached Carriage House:
 - Workshop with half bath downstairs
 - Unfinished living space with full bath upstairs
 - RV garage with drain to septic
 - Balcony walk to inspect top of RV
 - Insulated garage, which makes heating/cooling main living area more efficient
- Owned alarm system
- Whole house vacuum
- Private internet fiber with AT&T
- Water:
 - City water for drinking, well water for watering plants
 - 2 tankless hot water heaters
 - Water softener and water filter for whole house; water is UV sanitized
 - All plants around the patio have auto-watering system