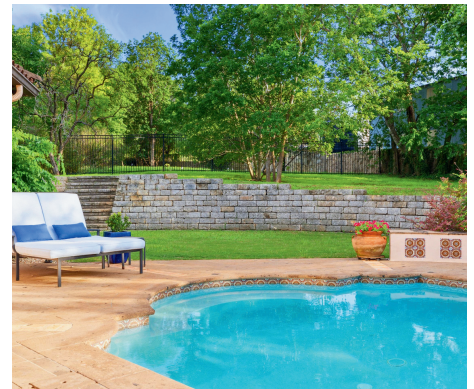


PROPERTY PROFILE

300 BENT TREE COURT

WEST LAKE HILLS, TX 78746



Darin Walker

Luxury Real Estate Advisor
Elite 25 Austin

512.560.7633 | darin@moreland.com
darinwalkeraustin.com



PROPERTY FEATURES

HOME SPECIFICATIONS

- 4 Bedrooms | 3.5 Bathrooms
- 4,363 Sq Ft | 1.08 Acres
- Built in 1990
- Single-level floor plan
- 3-Car Garage
- Pool + Spa

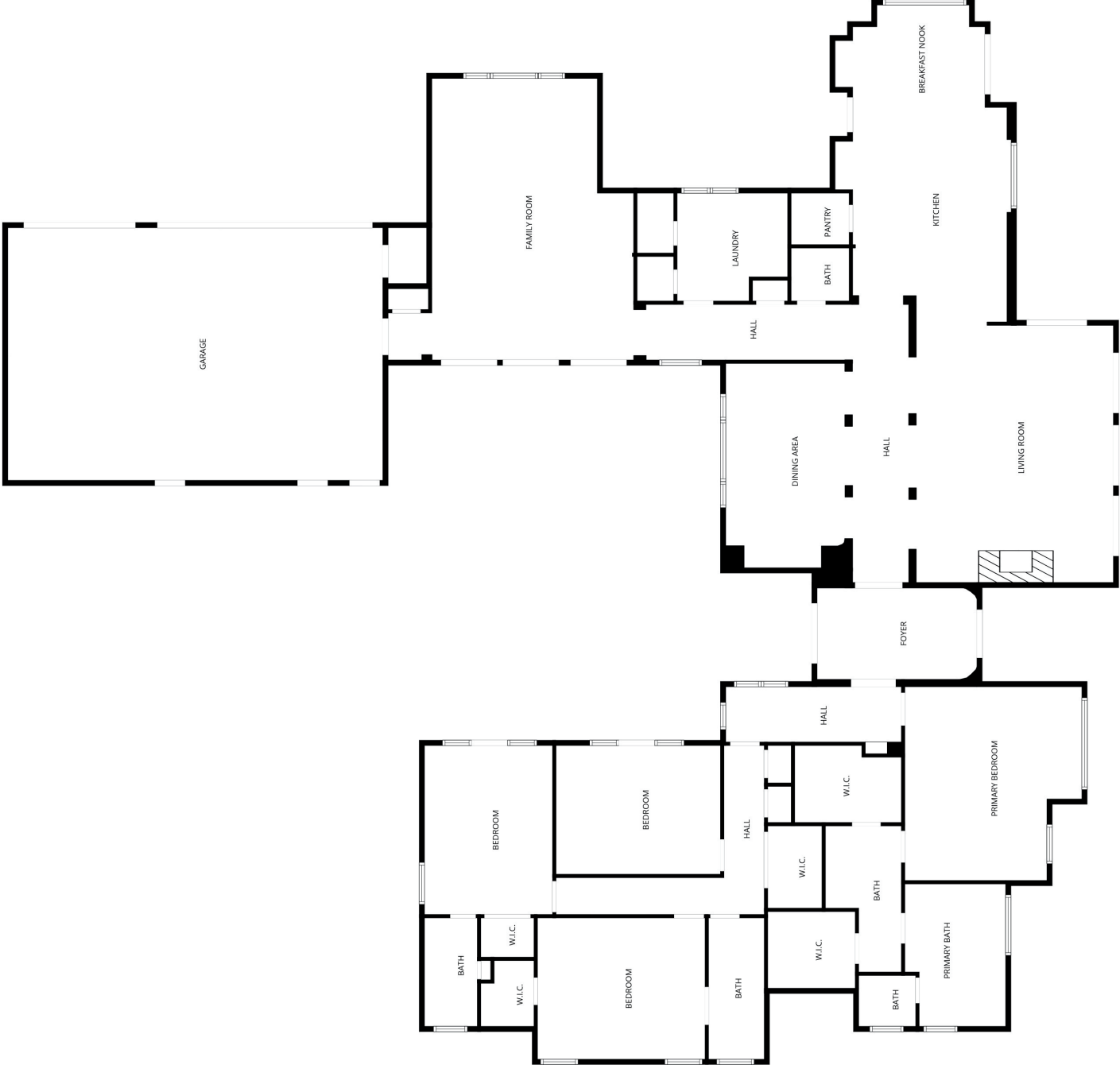
NOTABLE FEATURES

- Sweeping Downtown Austin skyline views
- Private cul-de-sac setting in Las Lomas
- Timeless Spanish Mediterranean architecture
- Saltillo tile flooring and exposed wood beams
- Expansive arched openings framing outdoor living spaces
- Dual walk-in closets in the primary suite
- Surround sound in living and media rooms
- Recent improvements include hardwood flooring in multiple rooms, updated bathrooms with new shower glass, mirrors, lighting, and refinished cabinetry
- Private courtyard with fountain and herb garden
- Heated pool and spa
- Multiple oversized storage closets in garage

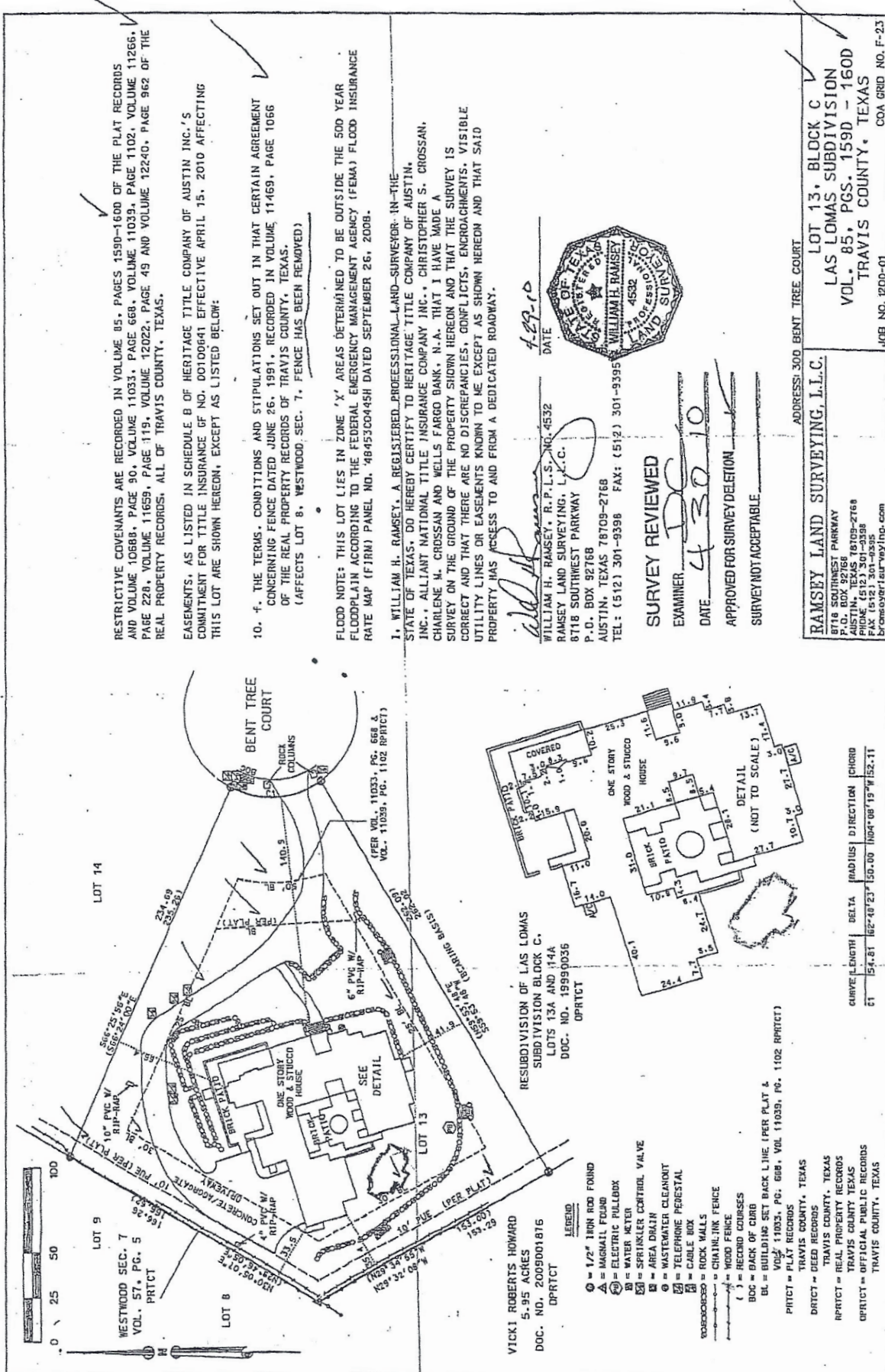
Kitchen Features

- Renovated in 2015
- Quartzite countertops
- Oversized island with breakfast bar seating
- Custom cabinetry
- Professional-grade appliances
- Wolf gas range and oven
- Sub-Zero refrigerator and wine refrigerator
- Miele dishwasher
- Scotsman ice maker

FLOOR PLAN



SURVEY



RESTRICTIVE COVENANTS ARE RECORDED IN VOLUME 85, PAGES 1590-1600 OF THE PLAT RECORDS AND VOLUME 10660, PAGE 30, VOLUME 11033, PAGE 668, VOLUME 11039, PAGE 1102, VOLUME 11266, PAGE 228, VOLUME 11659, PAGE 1179, VOLUME 12022, PAGE 49 AND VOLUME 12240, PAGE 962 OF THE REAL PROPERTY RECORDS, ALL OF TRAVIS COUNTY, TEXAS.

EASEMENTS, AS LISTED IN SCHEDULE B OF HERITAGE TITLE COMPANY OF AUSTIN INC.'S COMMITMENT FOR TITLE INSURANCE OF NO. 00100641 EFFECTIVE APRIL 15, 2010 AFFECTING THIS LOT ARE SHOWN HEREON, EXCEPT AS LISTED BELOW:

10. f. THE TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN AGREEMENT CONCERNING FENCE DATED JUNE 26, 1991, RECORDED IN VOLUME 11469, PAGE 1066 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (AFFECTS LOT 8, WESTWOOD, SEC. 7. FENCE HAS BEEN REMOVED)

FLOOD NOTE: THIS LOT LIES IN ZONE 'X' AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48453D0445H DATED SEPTEMBER 26, 2008.

I, WILLIAM H. RAMSEY, A REGISTERED PROFESSIONAL LAND-SURVEYOR, IN-THE STATE OF TEXAS, DO HEREBY CERTIFY TO HERITAGE TITLE COMPANY OF AUSTIN, INC., ALLIANT NATIONAL TITLE INSURANCE COMPANY INC., CHRISTOPHER S. CROSSAN, CHARLENE H. CROSSAN AND WELLS FARGO BANK, N.A. THAT I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY SHOWN HEREON AND THAT THE SURVEY IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, VISIBLE UTILITY LINES OR EASEMENTS KNOWN TO ME EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE 4-29-10

WILLIAM H. RAMSEY, R.P.L.S., NO. 4532
 8118 SOUTHWEST PARKWAY
 P.O. BOX 92768
 AUSTIN, TEXAS 78709-2768
 TEL: (512) 301-9398 FAX: (512) 301-9395

SURVEY REVIEWED
 EXAMINER *[Signature]*
 DATE 4-30-10
 APPROVED FOR SURVEY DELETION *[Signature]*
 SURVEY NOT ACCEPTABLE

ADDRESS: 300 BENT TREE COURT
 LOT 13, BLOCK C
 LAS LOMAS SUBDIVISION
 VOL. 85, PGS. 1590 - 1600
 TRAVIS COUNTY, TEXAS

RAMSEY LAND SURVEYING, L.L.C.
 8118 SOUTHWEST PARKWAY
 P.O. BOX 92768
 AUSTIN, TEXAS 78709-2768
 PHONE: (512) 301-9398
 FAX: (512) 301-9395
 bramos@r1surveying.com

COA GRID NO. F-23
 JOB NO. 1200-01

LOT 14

BENT TREE COURT

LOT 9

WESTWOOD SEC. 7
 VOL. 57, PG. 5
 PRCT

LOT 8

LOT 13

RESUBDIVISION OF LAS LOMAS
 SUBDIVISION BLOCK C,
 LOTS 13A AND 14A
 DOC. NO. 19990036
 OPRTCT

VICKI ROBERTS HOWARD
 5-95 ACRES
 DOC. NO. 2009001876
 DPRTCT

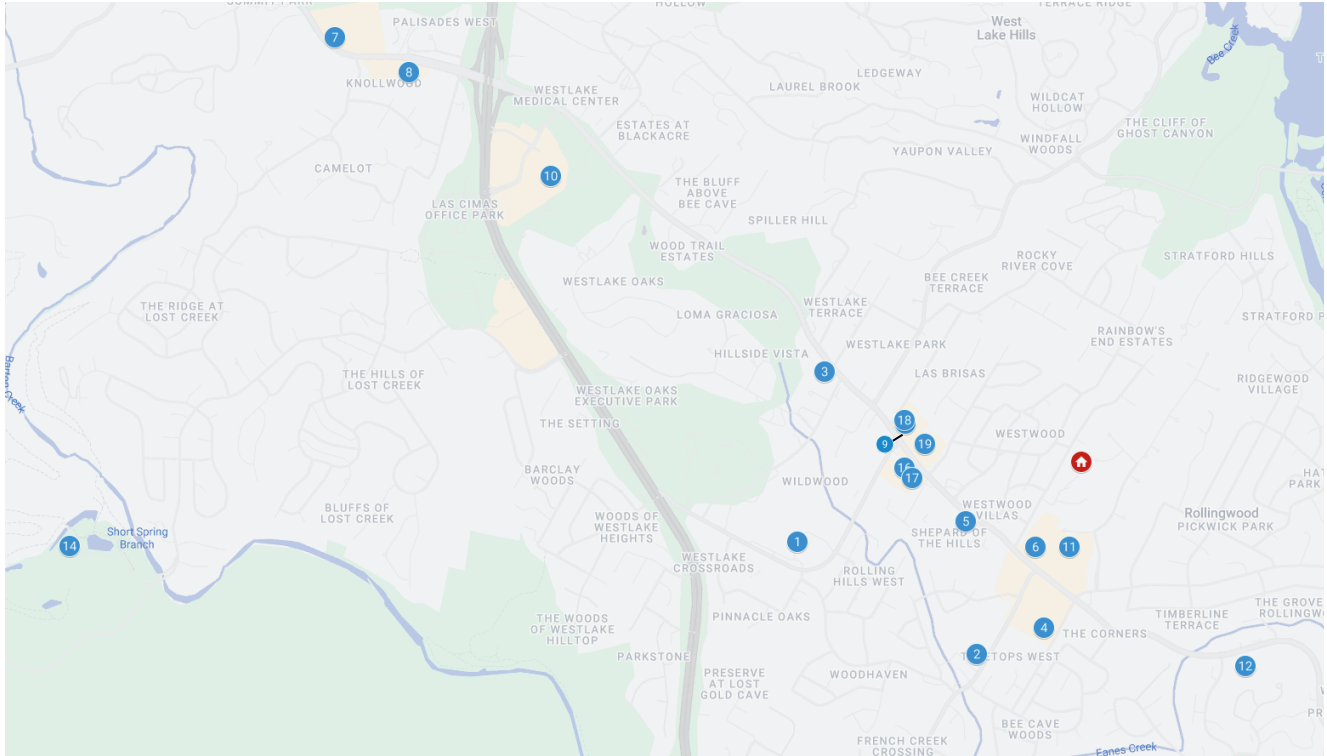
LEGEND

- = 1/2" IRON ROD FOUND
- △ = MAGNAIL FOUND
- ⊙ = ELECTRIC PULLBOX
- ⊞ = WATER METER
- ⊠ = AREA DRAIN
- ⊕ = SPRINKLER CONTROL VALVE
- ⊗ = WASTEWATER CLEANOUT
- ⊚ = TELEPHONE PEDESTAL
- ⊠ = CABLE BOX
- ⊞ = ROCK WALLS
- ⊞ = CHAINLINK FENCE
- () = RECORD COURSES
- BC = BACK OF CURB
- BL = BUILDING SET BACK LINE (PER PLAT & VOL. 11033, PG. 668, VOL. 11039, PG. 1102 RPRTCT)
- PRCT = PLAT RECORDS
- DIRCT = DEED RECORDS
- RPRTCT = REAL PROPERTY RECORDS
- TRAVIS COUNTY, TEXAS
- OPRTCT = OFFICIAL PUBLIC RECORDS
- TRAVIS COUNTY, TEXAS

CURVE LENGTH | DELTA | RADIUS | DIRECTION | CHORD

51	54.81	162°48'23"	150.00	N04°08'19"W	152.11
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NEIGHBORHOOD LOCATION MAP



Schools

1. Westlake High School
2. Hill Country Middle School
3. Eanes Elementary School

Restaurants

4. Las Palomas
5. Sway
6. Flower Child
7. County Line
8. The Grove
9. Texas Honey Ham

Grocery Stores

10. HEB
11. Randalls
12. Trader Joes

Country Clubs

13. Barton Creek Resort
14. Westlake Country Club
15. Austin Country Club

Specialty Stores

16. Breed and Company
17. Hudsons
18. Austin Epicure
19. Trinon Coffee