

PROPERTY PROFILE

3302 CHERRY TREE CIRCLE

AUSTIN, TX 78731



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dW DARIN
WALKER
AUSTIN

MORELAND
PROPERTIES

Forbes
GLOBAL PROPERTIES

PROPERTY FEATURES

HOME SPECIFICATIONS

- 4 Bed | 3F 1H bath
- 3,456 Sqft | .38 Acre
- 3 Living | 2 Dining
- Pool + Hot Tub
- Built In 1960, completely remodeled In 2018

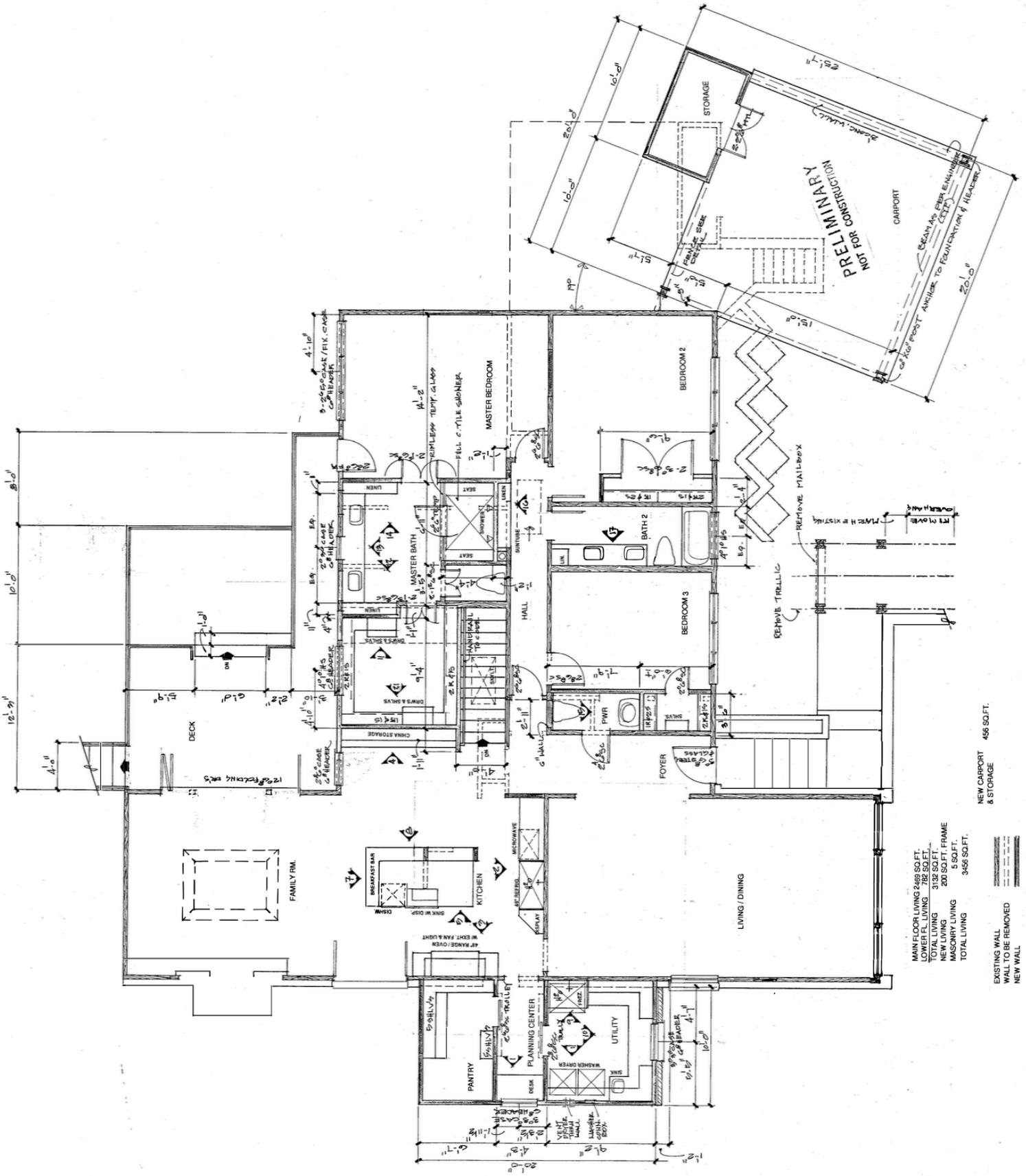
INTERIOR FEATURES

- Primary + 2 bedrooms on main level
- Wide plank European White Oak hardwood flooring
- Solid maple full overlay cabinetry with espresso & white finishes
- Polar white silestone countertops
- Alno cabinet hardware
- Ann Sacks handcrafted tiles of porcelain & glass with brass inlay
- Kitchen - Bertazzoni Professional appliances, 6-burner gas range with dual ovens, convection, griddle plate
- Hand painted backsplash tile by Soho Studio
- Custom mahogany walls
- Mudroom/Laundry room with additional fridge and built-ins
- Large pantry with built in microwave & wine fridge
- Minka Aire ceiling fans
- Built-in security system
- Audio/Visual system & surround sound
- Tankless hot water system

EXTERIOR FEATURES

- Multiple outdoor living areas
- Multi-level deck
- Native/drought tolerant landscaping
- Landscape lighting
- Carport with EV charger
- Double sided storage closet with bike racks

FLOOR PLAN



MAIN FLOOR LIVING 2469 SQ. FT.
 LOWER FL. LIVING 782 SQ. FT.
 TOTAL LIVING 3251 SQ. FT.
 NEW LIVING 200 SQ. FT. FRAME
 NEW LIVING 5 SQ. FT.
 TOTAL LIVING 3456 SQ. FT.

NEW CARPORT & STORAGE 458 SQ. FT.

--- EXISTING WALL
 - - - WALL TO BE REMOVED
 = = = NEW WALL

SURVEY

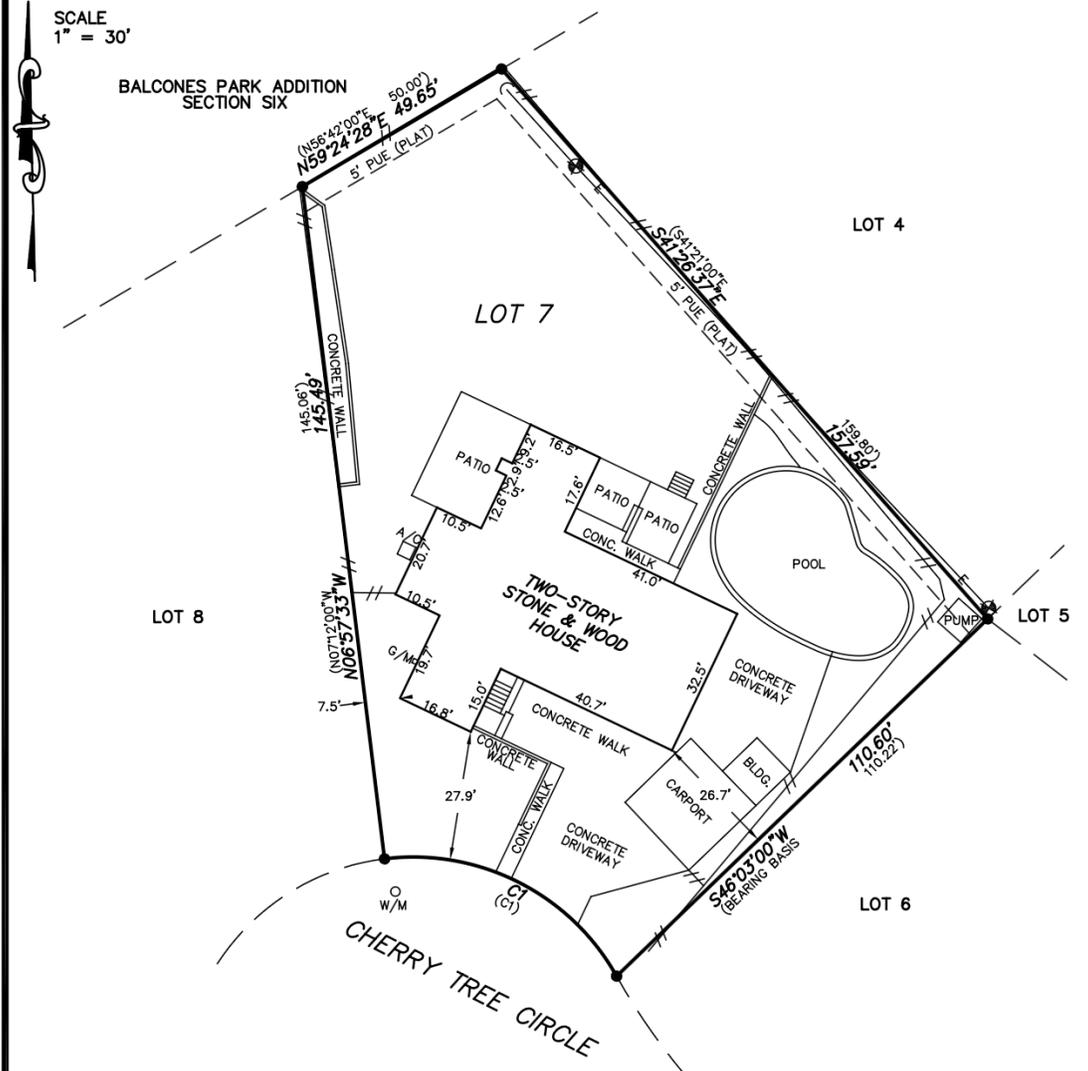
CELCO SURVEYING
 REG. # 10193975
 TEL: 830-214-5109
 FAX: 866-571-8323

SURVEY PLAT

2205 STONECREST PATH
 NEW BRAUNFELS, TEXAS 78130
 eddie@celcosurveying.com

SCALE
 1" = 30'

BALCONES PARK ADDITION
 SECTION SIX



LOT 4

LOT 7

LOT 8

LOT 5

LOT 6

CHERRY TREE CIRCLE

LEGEND

- = IRON ROD FOUND
- () = RECORD PER PLAT
- #— = WOOD FENCE
- *— = WIRE FENCE
- o— = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- W/M = WATER METER
- A/C = AIR CONDITIONER
- G/M = GAS METER
- E/M = ELECTRIC METER
- ⊕ = POWER POLE
- ⌋ = GUY WIRE ANCHOR

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	59.21	50.00	55.81	N63°08'55"W
(C1)	59.29	50.00	55.88	N63°12'00"E

RESTRICTIVE COVENANTS OF RECORD AS
 ITEMIZED HEREIN: VOLUME 1565, PAGE 163,
 DEED RECORDS, TRAVIS COUNTY, TEXAS.
 (DOES AFFECT THIS TRACT)

ADDRESS: 3302 CHERRY TREE CIRCLE, AUSTIN, TEXAS

LEGAL DESCRIPTION: LOT 7, BLOCK P, BALCONES PARK ADDITION, SECTION SIX, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 7, PAGE 77, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

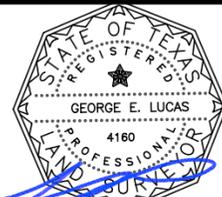
BUYER: 3302 CHERRY TREE, LLC
TITLE CO: CAPITAL TITLE COMPANY
G.F.#: 18-371975-CP EFF: JULY 6, 2018

LENDER: N/A

PLAN No.: 2018-0584

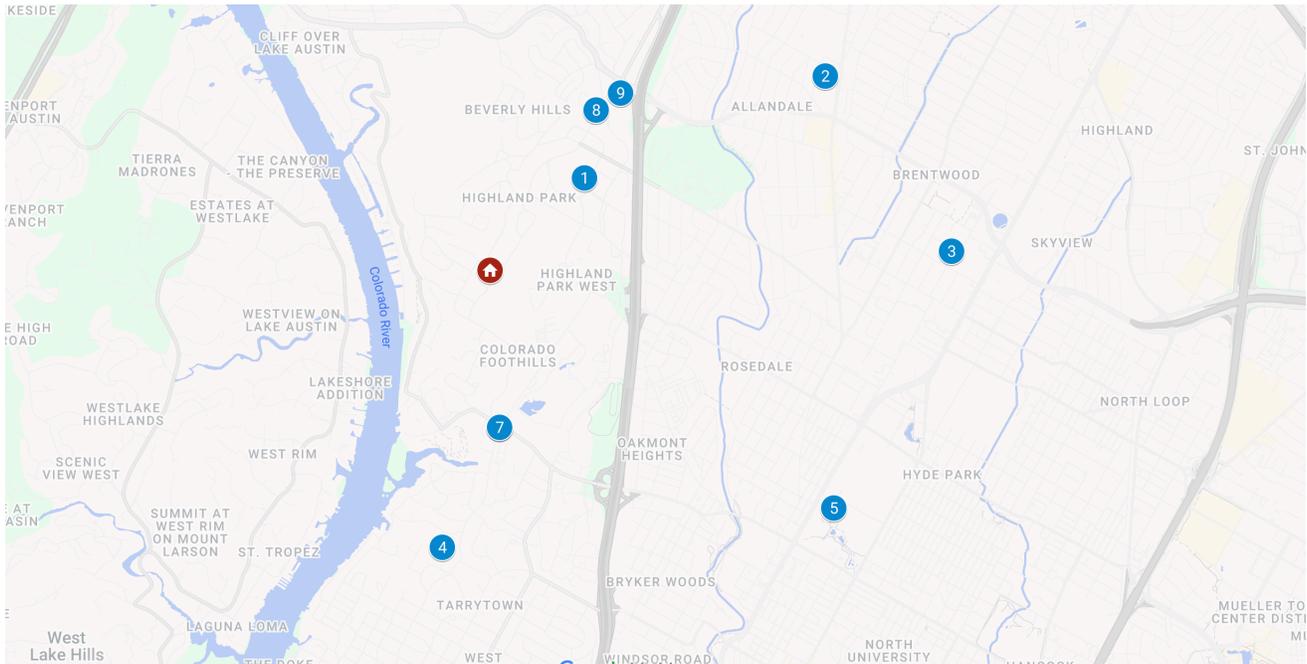
SURVEY DATE:

AUGUST 12, 2018



GEORGE E. LUCAS R.P.L.S. 4160

NEIGHBORHOOD LOCATION MAP



POINTS OF INTEREST

1. Highland Park Elementary School
2. Lamar Middle School
3. McCallum High School
4. Reed Neighborhood Park
5. Central Market
6. Flo's Wine Bar & Loneman Coffee
7. Allday Pizza
8. Yamas Greek Restaurant
9. Juiceland