

4509 Port Bari Dr, Leander TX 78641

HOME IMPROVEMENTS & FEATURES

This home was the last fully customizable Toll Brothers home at Travisso

INTERIOR:

❖ **Flooring:**

- 8" wide plank white oak hardwood flooring (2.5 extra boxes included)
- Upgraded carpet and padding (2nd floor and office)

❖ **Kitchen & Dining:**

- Imported Portuguese tile backsplash (*extras available*)
- Double convection ovens
- Extra window added in breakfast area for enhanced natural light and views

❖ **Living Spaces:**

- Oversized ceiling fan in family room with remote + light
- Home theater surround sound wiring
- 40 additional recessed LED lights throughout (including laundry & bathrooms)

❖ **Smart Home Features:**

- Integrated automation system controls: solar, great room fan, thermostats, garage doors, security cameras, and pool

❖ **Custom Features & Storage:**

- Custom office furniture with LED lighting
- "Get Ready Room" for her in 2nd primary bedroom closet
- Additional storage space under staircase
- Mudroom with built-in bench and hooks
- Laundry room with upper cabinets + refrigerator (*fridge can stay*)

❖ **Garage - 4-Car:**

- Epoxy floors
- Slat wall storage system
- Overhead storage racks

EXTERIOR:

❖ Backyard & Pool:

- Fully fenced.
- 15,000-gallon pool with:
 - Sun ledge
 - Waterfalls
 - LED lighting
- Pool house with:
 - Air Conditioning
 - Storage
 - Refrigerator (*included*)
 - *Only one of two in Travisso – HOA no longer allows new pool houses.*

❖ Energy & Water:

- 14KW Tesla Solar System with 2 Powerwalls (whole-home backup)
- Oversized water filtration and softener system
 - Includes hose bib hookup for car washing (minimizes water spots)

❖ Security & Lighting:

- 3 exterior security cameras.
- Full house gutter system.
- Upgraded exterior lighting package.

LOT & LOCATION:

- ❖ 112' extra wide frontage lot – *widest lot in this section of Travisso*
- ❖ Beautiful Hill Country views
- ❖ *Buyers were paying up to \$300K lot premium during peak market (Covid era) for view lots in the community*