

## Features & Improvements: The Waterfall House

### Improvements made since purchase:

- Addition of 2200 sqft in 2019
  - Designed by same original Dick Clark Architects team
  - Permitted and in compliance with impervious cover regulations
  - Includes a 7th bedroom/flex space that could be used as a gym or guest/in-law suite with full bath with a Murphy bed, bathroom with Toto Washlet, kitchenette, and separate entry
- Security/Safety:
  - Fire suppression
  - Updated DSC security system in 2023
  - State-of-the-art system includes full perimeter cameras
  - Fully gated including pedestrian gate access
- Home AV Automation/Tech:
  - All window shades are motorized
  - All bedrooms have blackout shades
  - Lutron lighting
  - Creston home automation controls lighting, fans, and in-ceiling speakers
  - In-wall home theater projector & movie screen
  - Pool/spa integrated controls for lighting, heating, and jets
  - Automated retractable sun shade sail for yard mounted to back of house
- Utilities:
  - Whole-house 60W Generac generator
  - 1000 gal propane tank added to existing 500 gal tank
  - Water softener system and reverse-osmosis faucets
  - 2 high voltage/fast electric car charging stations
  - Epoxied garage floors and built-in storage

### Other Features:

- Designed by Dick Clark Architects
- Sweeping views of city skyline
- Hemlock ceilings
- Venetian-plaster walls
- 10' steel-and-glass Fleetwood doors
- Italian porcelain tile floors throughout 1st floor inside and outside
- Custom fireplace
- Custom-designed Bocci chandelier
- Custom Leicht kitchen cabinetry with integrated lighting inside drawers and the shelving between the fridge/freezer
- Galaxy-quartz kitchen countertops
- Blanco & KitchenAid sinks
- Induction cooktop

- Double oven
- Miele fridge/freezer
- Miele espresso station
- 3 wine fridges
- Wet bar
- Primary suite on main level features retractable TV at foot of bed, direct pool access, dual vanities, a Victoria & Albert tub, Kohler rain-and-handheld shower, blue-glass water closet, oversized custom closet
- 6 bedrooms each with their own en-suite
- 2 dedicated offices
- Multiple living areas including a main living area on the 1st floor and 2 upstairs, one of which features built-in desks and a projector
- 3 Toto toilets on 1st floor
- Nest thermostats throughout home
- Negative-edge pool/spa
- 2-car epoxied garage plus carport; built-in floor-to-ceiling storage cabinets in garage
- Fully irrigated yard
- 1 +/- acre lot
- Eanes ISD