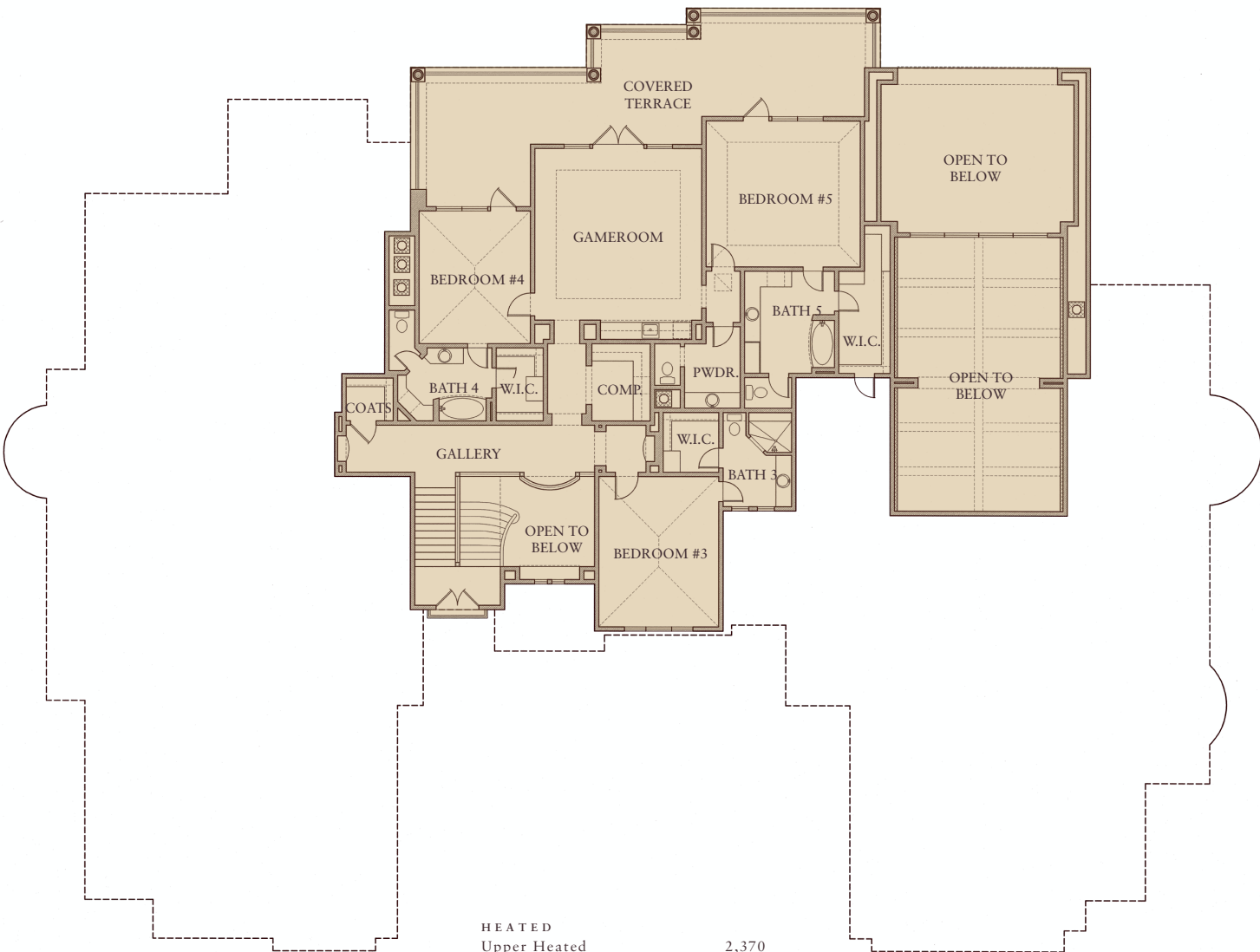


7915 ESCALA DRIVE

MAIN LEVEL



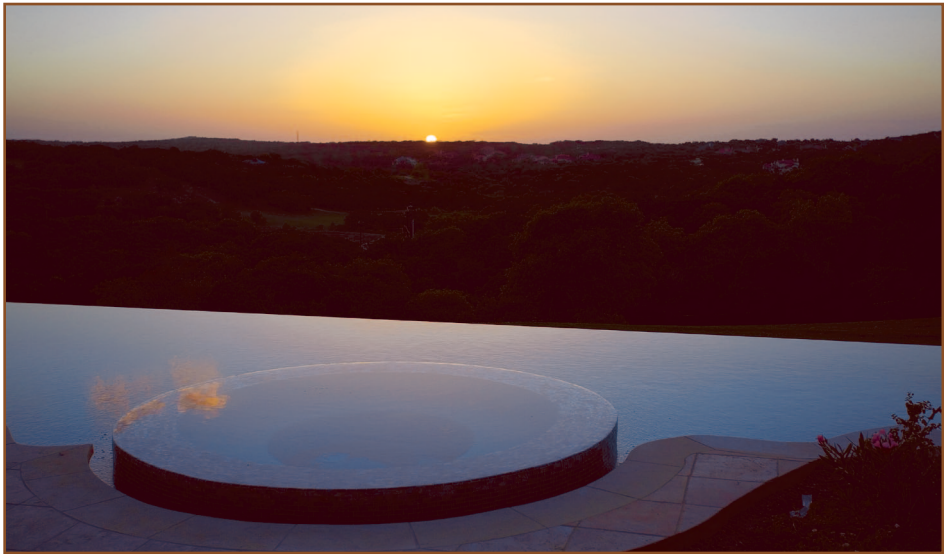
UPPER LEVEL



| | |
|------------------------|--------------|
| HEATED | |
| Upper Heated | 2,370 |
| Lower Heated | <u>7,740</u> |
| Total Heated | 10,110 sf |
| UNHEATED | |
| Garage | 1,445 |
| Covered Entry | 100 |
| Covered Porch | 77 |
| Cov'd Terrace (Dining) | 491 |
| Cov'd Terrace (Living) | 1035 |
| Cov'd Terrace (Upper) | 780 |
| Lower Masonry | <u>295</u> |
| Total Unheated | 4,233 sf |
| TOTAL AREA | 14,333 sf |







FEATURES OF 7915 ESCALA DRIVE

Every appointment speaks of distinction and luxury from the unique, hand-cut beveled edge stone tile flooring with mosaic inserts, or the custom Italian and French inspired cabinetry finished in a 6 step glazing technique, to the long plank, hand scraped oak hardwoods and elegant decorative frescoes accenting the lower level.

OWNER’S SUITE

- Master bedroom with golf and Hill Country views, vaulted ceilings, exquisite raised-hearth
- French style stone fireplace and well-proportioned sitting area with access to the covered terrace.
- Master bathroom includes a round, 6’ diameter Jacuzzi bathtub, his & hers vanities and plenty of room for a massage table.
- Exercise room enjoys spectacular views, built-in cabinetry and refrigerator.
- Master closet (in excess of 700 square feet) includes more than 150 linear feet of antique finish cabinetry with packing island, full-height, 3-way mirror and private entry from the garage.

FORMAL ENTERTAINING

- Dining & living rooms have hand chiseled stone flooring and hewn ceiling beams.
- Focal point of living room is a stunning Italian inspired stone fireplace, complimented by flanking cabinetry.
- Butler’s bar adjacent to the dining room provides easy access to cocktails and hors d’oeuvres.
- Wine cellar and full catering kitchen with chef’s oven, 48” refrigerator, dishwasher & additional pantry storage.

CASUAL ENTERTAINING

- Rustic setting with stone walls, heavy oak plank flooring, 2-story vaulted, beamed ceilings, entertainer’s bar and massive stone fireplace.
- Large game room and card area.
- Full bath with access to pool.

KITCHEN, FAMILY ROOM & BREAKFAST AREA

- Cozy, circular breakfast area with wall of windows overlooking the negative edge pool.
- Kitchen features Rohl fixtures and Wolf appliances, luxuriously long, custom built island with deep profile granite countertop, and walk in pantry.
- Warm and inviting family room enjoys floor-to-ceiling custom cabinetry, hearty stone fireplace and stone flooring.

ADDITIONAL MAIN LEVEL FEATURES

- Secondary master suite and nanny suite- each finished with the quality standards provided throughout the property.
- Library with concealed access to the computer room via hinged bookcase.
- Powder room with spectacular marble fountain-style lavatory.
- Two mud rooms with custom cabinetry, a convenient planning center with built-in desk and storage, and utility room/catering kitchen.

OUTDOOR LIVING AREAS

- Two-story al fresco dining area with views over the negative edge pool to the Fazio Canyons.
- Full outdoor kitchen features granite counters, bbq pit, warming drawer, sink, refrigerator & ice maker.
- Covered outdoor living room with fireplace.
- Negative edge pool with fountains, bathing pool, iridescent glass tile and more than 1,350 square feet of decking.

UPPER LEVEL

- Three ample bedroom suites, each with full bath and walk in closet, superbly finished with luxury tile and fixtures.
- Large game room with built in entertainment center and full bar capability.
- Centrally located computer room with space for two users and ample file storage.
- Expansive covered terrace, accessible from game room and 2 bedrooms, offers panoramic vistas.



7915 ESCALA DRIVE
\$3,875,000

A timeless estate nestled in one of Austin’s most sought after neighborhoods, 7915 Escala Drive offers a perfect blend of elegance, luxury and beauty. An outstanding villa, it’s situated on 2.8 acres on a ridge overlooking the award winning Fazio Canyons Golf Course and enjoys panoramic Hill Country views & breathtaking sunsets. Careful attention to detail creates an aura of casual, Old World elegance that is announced immediately upon arrival to this spectacular property. A stone exterior features interlacing antique style brick accents for an authentic Mediterranean look, unique entry arches cut on-site by artisans from massive sandstone blocks, heavy cedar rafter tails and Tuscan-inspired tapered walls. Custom designed exterior ironwork includes 12’ high entry doors and balcony railings. This 6 bedroom, 7 bath and 2 half-bath home offers more than 10,000 square feet of living area and approximately 4,000 square feet of outdoor living area. For more information about this unique property, please contact Avalon Realty Company at 512.479.3479.

