

11521 TURTLE LN

OFFERED AT \$799,500

LARGE FRONT LAWN

QUIET CUL-DE-SAC ROAD



Please contact: Eric Howard

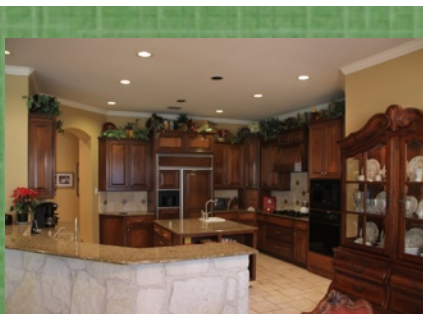
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For more pictures and
information, please visit:
11521Turtle.snappages.com

Custom home features 4,060 sq. ft. 4 bedrooms, 4 bathrooms, office, and 3 car garage on 1.2 acres. There are few places in Northwest Austin where you find this rare combination of large homes, spacious acreage, with easy access to major services. Enjoy the benefits of the city - in a rural setting.

- 4,060 square feet of living space
- Ranch style, single family home
- Master bedroom suite (room, bath, large closet)
- 3 additional bedrooms
- 3 additional bathrooms
- 3 car garage
- Circular driveway in front
- Rear yard completely fenced in
- Remote controlled gate across driveway
- Parking for 5 vehicles in rear driveway
- Elegant double door entry in front
- Covered front and rear porches
- Perfect for entertaining
- 10 and 12 foot ceilings
- Travertine Tile in Master Bath
- Beautiful Office/Study with solid walnut built-in bookshelves and solid walnut hardwood flooring
- Thick granite countertops in kitchen
- Kitchen island with sink
- Stone gas fireplace in Living room
- Texas White Limestone interior walls in Living room
- Built in gas grill
- 2 AC units with three zones
- Wired for Burglar alarm



Enjoy a quiet neighborhood, tucked away in Northwest Austin - large lots with plenty of space to play and relax. Home should be a “safe place” - warm and inviting - and it certainly is here...

Inside Features:

- Upstairs game room with bathroom
- Texas White Limestone wall with rich, dark, solid walnut entertainment center and bookcase in Living room alongside a gas fireplace
- Solid Walnut hardwood floor in office
- Walnut cabinetry throughout house
- Travertine tile in master bath
- 2 person shower with 6 heads in Master Suite
- Gas appliances (central heating, water heating, cooking)
- Several spacious attic storage areas

Additional Home Features:

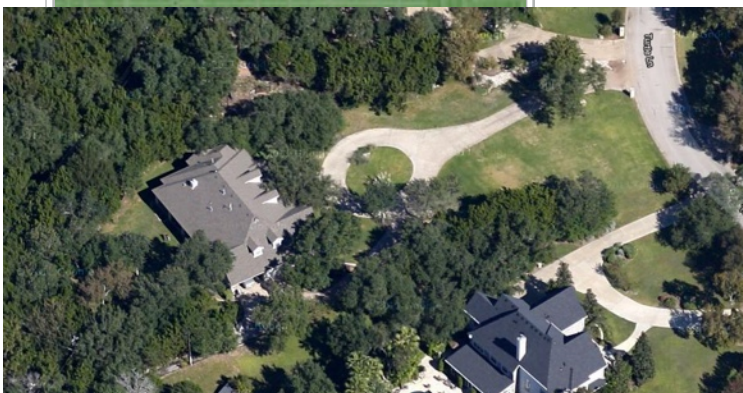
- Roof replaced in 2010
- Dual tank Kinetico water softener
- Central Vacuum

Yard Features:

- Brand new Palisades Zoysia awn installed in summer 2012
- Well appointed landscaping
- Sprinkler System
- Large Oaks throughout property
- Well and septic system (dual wells)
- 2,500 gallon water storage tank
- Propane tank
- Rustic playhouse and shed in backyard

Area Features:

- Quiet, hidden neighborhood
- Leander ISD schools (Grandview Elementary)
- Travis County Un-incorporated area (no city taxes)
- Easy access to FM 620 and local stores



For More information and Photos - visit

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