



AMBER HART

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Top 5 reasons the seller has loved living at 422 Treasure Peak Pass

1. The location is very quiet, and not busy, with only 6 houses on the lower cul de sac
2. The views are excellent, sunrise on the back porch and sunset on the front porch. Views are protected by green belt front and rear.
3. Lakeway, Beecave, Spicewood, Austin and Bergstrom Airport are very easily accessible via 71 and 290. Approximately 35-40 minutes to the airport.
4. The quality of the house build is superior to anything custom we have built before, and compared to other custom (or new) builds locally. We love quality.
5. Healthcare, shopping, exercise, restaurants, and groceries are all very local, convenient, and within 10 minutes' drive.
6. Neighbors are friends and all are wonderful.

Top 10 special features of this property

1. Custom designed by architect Tim McIntyre and built completed by Seven Custom Homes with the highest level finishes including, 10 & 12 foot ceilings, flat level 5 wall finishes, beautiful wood floors, full size sliding windows to give inside-outside living and entertaining, and smart house structured wiring systems.
2. The property and views are protected front and rear by greenbelt and hills.
3. The house is completely wired for distributed audio, video, and security. Everything is controlled by app or touchpad, locally or remotely. Security includes doors, windows, window breakages, & fire. Security is managed centrally by a vendor. Central hub is in a soundproofed closet.
4. All lighting and shades controlled centrally via phone app or by touch pad.
5. Bedroom 5 is a Media / Movie / Music room. Fully soundproofed and treated, it is wired for 11.1.2 Dolby Atmos. It has blackout shades, and it has its own media central hub with a rack for processors, amplifiers, and other media technology (negotiable).
6. Lap pool with 6ft deep spa and full body massage heads, beach, and colored fountains. No fencing to obstruct greenbelt views. (It is fully compliant with all building codes).
7. Minimalist styling allows easy reorganization of rooms and furniture.
8. The rear of the house is all windows to allow full enjoyment of the greenbelt view.
9. The house is oriented East (rear) and West (front) which gives morning sun in the rear of the house and pool, and evening sun at the front of the house, leaving the pool in shade. Ideal for pool usage and outside dining as the covered patio and pool are shaded.
10. Kitchen design has the chef in mind, it's efficient, and the Thermador appliances and Wolf stove make cooking a joy.
11. Attic is insulated and provides a large storage space with easy access.
12. The lot is level in the front and sides with a shallow drop off to the rear with plenty of opportunity for developing further.

Features to point out during showings

- Some of the outlets have USB C and USB B outlets built in for iPad, iPhone or other devices see each bedside, also in the butlers pantry, in the kitchen island, in the movie room etc.
- There are outlets under the counter in the island by the left and right seats.
- There are outlets in the island drawer (left hand drawer at rear) and in the master bathroom on the right top drawer on the right hand side.
- All kitchen cabinets have soft close hinges - as do cupboard doors and pantry drawers.
- Also all toilets have soft close seats / covers.
- The fridge, freezer and wine cabinet all open by pushing on the handle and it will automatically open the door, no need to try to pull it open - David loved this one.
- The ovens are all wifi enabled and can be turned on via your phone.
- Same with Washer and dryer.
- All thermostats are Google Nest and can be controlled remotely from your phone.
- Same with all the pool controls.
- Most of the apps can be centrally controlled through the C4 system so it limits how many you have to use to control the smart house. It is also accessible remotely and if needed can be added to Alexa for voice control.
- The pool and AC equipment was moved during the build so it was not outside the Master bedroom - it makes the master very quiet.
- Security cameras are already installed and will convey.
- Downstairs central hub will convey in its entirety, including 2 amplifiers for house and pool sound, the network routers all convey as does the C4 control boxes etc.

List of Builder related upgrades

All upgrades listed in original custom architectural design and specifications documents.

Lighting, hardware, tile, and shades were all upgrades on original plans and over the original design budget. (Original build)

List of Seller installed upgrades from standard models

Whole Smart House Automation infrastructure

Infrastructure lighting by Austin Home Systems - Total	\$ 118,553
<i>Prewire</i>	<i>\$ 10,292</i>
<i>Construction hardware</i>	<i>\$ 32,823</i>
<i>Lighting system and hardware</i>	<i>\$ 26,479</i>
<i>Shades</i>	<i>\$ 48,959</i>

Media / Movie Room

The hub and rack for systems is included in the above pricing as is the Control 4 lighting and shade technology and hardware. The audio equipment is not included in the pricing, does not convey, but is negotiable. (See below as FYI)

Items that do not convey but are negotiable

Laundry room	Pricing guide
Fridge / freezer / wine cabinet	\$ 2900

Washer and Dryer \$ 1800

Family Room

		Pricing guide
Stereo Speakers	\$	600.00
Center channel	\$	400.00
Sub-woofer	\$	600.00
Sony 86" Television	\$	3,400.00
<i>Sub-Total</i>	<u>\$</u>	<u>5,100.00</u>

Media Room

Speakers - All speakers are Dynaudio brand (made in Denmark)			<i>* I may change my mind on items with an asterisk but would replace them with equipment that would allow the home theatre to perform pretty much the same</i>
Main Stereo Speakers *	\$	12,500.00	
Center Channel *	\$	4,500.00	
2 x Sub woofers	\$	2,400.00	
4 x Surround speakers	\$	4,600.00	
4 x ceiling speakers	\$	2,200.00	
<i>Sub-Total</i>	<u>\$</u>	<u>26,200.00</u>	

Amplification *

		Pricing guide	
Primaire A35.8	\$	5,500.00	Same comment as above.
Bryston (B cubed)	\$	15,000.00	
Lyngdorf MP6.1	\$	14,500.00	
<i>Sub-Total</i>	<u>\$</u>	<u>35,000.00</u>	

LG 83" OLED 4K HDR AI TV

		Pricing guide
<i>Sub-Total</i>	<u>\$</u>	<u>4,500.00</u>

All other TVs including 65" guest TV \$ 2,500.00

This includes:

- 2 TVs (55") in garage
- 1 TV in Guest suite (65")
- 1 TV in Bedroom 4 (55")

All art / artwork is negotiable *except* for the following:

- Picture in master bedroom,
- Picture in office
- Pictures in Guest Suite / guest suite bathroom
- World picture (tryptic) at entryway.
- All of bedroom 4
- George the Giraffe (🐘)

Any / all furniture is negotiable *except*

- Bedroom 4 furniture
- Movie room seating (front row).

Garage

Workbench does not convey and is *not* negotiable
Weights and gym equipment do not convey
Garage shelving is negotiable

Gardening bench is negotiable
Shelving is negotiable

Vases on front porch do not convey but are negotiable
Vases at rear for hoses do not convey but are negotiable

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