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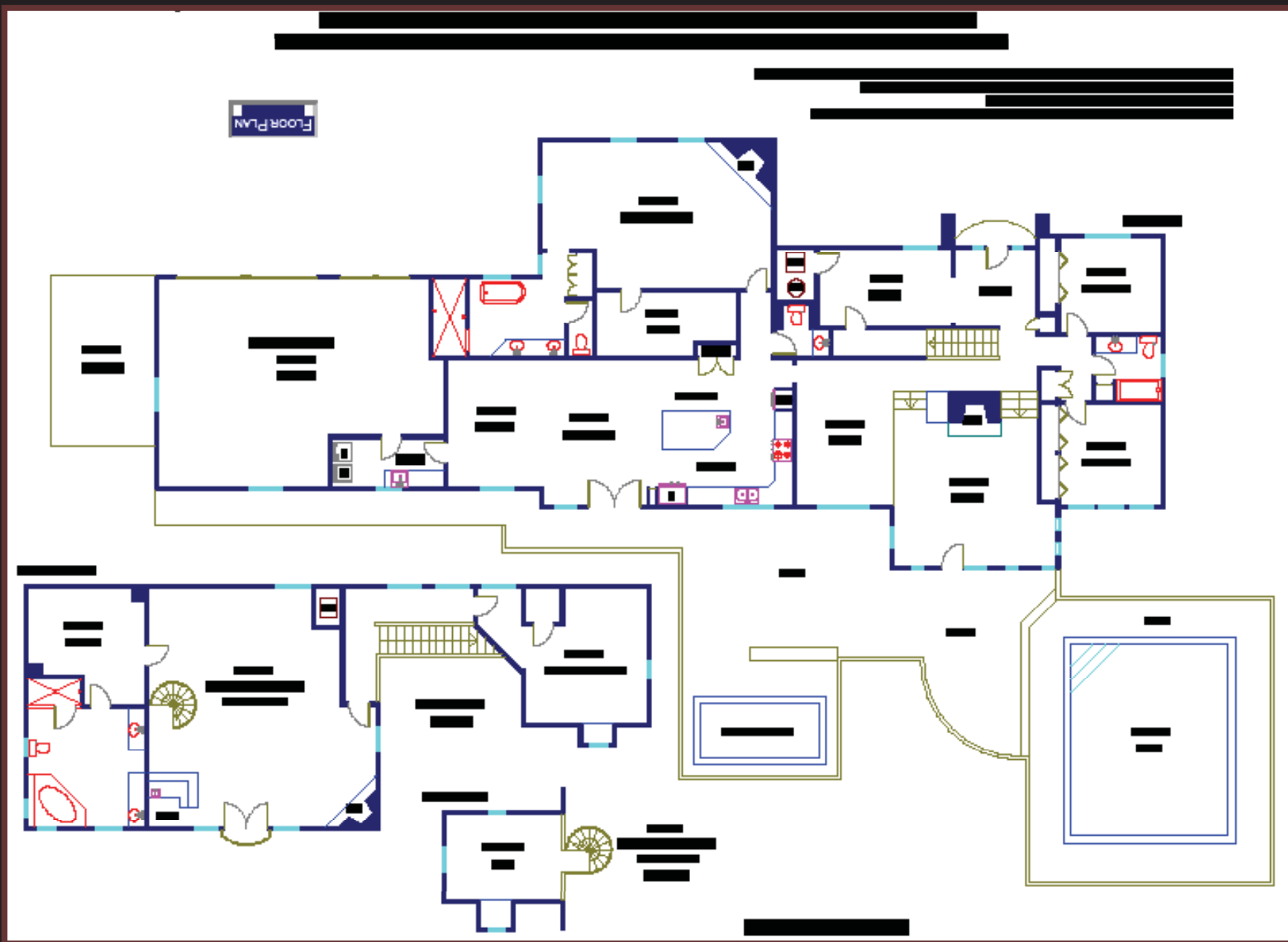
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Offered at \$995,000

# 2501 Slow Turtle

SOME THINGS ARE BETTER THAN NEW!

**G**orgeous completely remodeled home nestled on a 1.09 treed covered cul-de-sac lot. This is the perfect area for those seeking a close location in a premier school district. Featuring a flexible floorplan that will work for many, a downstairs master suite with a stone wall-to-ceiling fireplace, spacious master bath with antique claw foot tub, walk in shower with dual shower heads, Franke/Kohler sink faucets & bathroom fixtures and custom flooring. The remodeled kitchen features stainless steel GE profile appliances, newly installed Woodharbour cabinetry, granite countertops with stone backsplash, a center island with sink, travertine flooring with designer accents. The kitchen opens to a spacious living area with hand scraped wood floors. The formal living features wood wrapped beams with custom accents and is open to the formal dining with hand scraped wood floors and rod iron railing accents. A downstairs study may also be utilized as a additional bedroom. Two bedrooms and full bath are located on the main level. Upstairs area features a second master suite with a loft with circular stairway that could easily be used as a large game room or could also be a media/study if so desired. The back of the home opens through large windows and atrium doors to a lovely swimming pool and 16 ft. swim spa and deck. Privacy is ensured with many towering trees. many eateries, school and retail shops nearby.



- Nestled on a 1.09 Tree Covered Cul-De-Sac Lot
- 5 Bedrooms (flexible floor plan has options for additional living/bedrooms)
- Study/Office
- 2 Living Areas
- 3.5 Bathrooms
- 3 Fireplaces with Craftsman Mantles
- 3 Car Garage & Carport (A/C & Heated)
- Craftsman Front Door with Custom Glass Inset
- Remodeled Kitchen opens to a spacious living area
- Kitchen features granite countertops with stone backsplash
- Center Island with Sink, Seating Area & Cabinets
- Hand Scraped Wood Floors
- Wood Wrapped Beams

- Newly Installed Woodharbor Cabinetry
- European Honed Travertine Flooring
- Imported Yucatan UXMAL Travertine Foyer Flooring with designer accents
- Refinished Pool & 16 foot Swim Spa
- Loft with Circular Stairway in the Upstairs Master
- Spacious Master Bath with Antique Claw Foot Tub, Walk in Shower with Dual Shower Heads,
- Franke/Kohler Sink Faucets & Bathroom Fixtures
- 2006 Pool Filter Equipment
- 2006 Septic System
- 2006 Back Deck
- Recent Landscaping
- Eanes ISD (Bridgepoint Elementary)