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7901 Agarita Dr. Austin, TX 78737

*** 4 Star Rating with Austin Energy Green Builder Program ***



1959 sq/ft per Professional Appraisal
3 BedR, 2.5 Bath, 2 Living, 2 Dining
.89 Acres

Green Specs:

- Stained concrete floors
- Icynene foam applied to roof line and HVAC installed in conditioned space
- Blown in cellulose (recycled material) applied to exterior walls
- Dual zone 14 SEER AC unit
- Low VOC paint
- Custom Cabinets throughout, Safecoat sealed for low or no off-gassing
- Low- E vinyl windows
- Detached 2 Car Garage to prevent noxious fumes from entering the house
- Recycled carpet with low or no off-gassing
- Energy Star appliances
- Xeriscaped Landscaping
- Tankless Water Heater
- Beautiful Big Shade Trees
- Water Saving Plumbing Fixtures
- Overhangs
- Front and Back Porches
- CFL Lighting

More Value Added Specs:

- 3cm Granite Counter tops in kitchen
- Cat 5, security pre-wire, and On Q home networking system
- Upgraded fixtures and door hardware for durability and aesthetics
- 30 year shingles for maximum durability and longevity
- PEX plumbing system with Manabloc
- Oil Rubbed Bronze Fixtures

Amenities

Community:

- Swimming Pool
- Tennis Court
- Picnic Area

Dripping Springs School System
Reasonable Commute into Austin's
Downtown
Hays County Taxes
(This property is not located in Austin regardless of the Austin address.)

Price: Offered For \$278,900

MLS# 2042294

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