



# 1001 La Cantera

## Property Features & Upgrades

### Property Overview

- **3.14 acres of level, highly usable land** offering privacy, space, and peaceful Hill Country surroundings
- **South-facing home** with extensive professional landscaping and exceptional curb appeal
- **Modern farmhouse architecture** featuring a timeless neutral palette and open-concept design
- **Elegant Dryvit stucco and natural stone exterior**
- **New exterior paint (Oct 2025)**
- **New dusk-to-dawn exterior lighting (Oct 2025)** enhancing evening ambiance and security
- **New designer door hardware (Sept 2025)**
- **6" exterior wall construction with full foam insulation throughout** for exceptional energy efficiency and comfort

[\\*New Roof August 2025](#)

[\\*Aerobic Septic maintenance plan paid up til March of 2027](#)

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### Interior Construction & Design

- **10-foot ceilings throughout** creating an open and airy feel
- **8-foot solid-core three-panel interior doors** adding a sense of scale and quality craftsmanship
- **Modern 6" baseboards with 4" casing** for a clean, upscale finish
- **Chiseled travertine flooring in a Versailles pattern** providing timeless elegance

- **Recessed dimmable lighting throughout the home** for flexible ambiance
  - **Decora designer light switches and outlets**
  - **Ceiling fans with dimmable lighting and remotes** in bedrooms, upstairs living area, and back porch
  - **Electrical outlets installed in soffits** for convenient holiday and accent lighting
  - **Whole-home central vacuum system with attachments**
  - **Structured wiring package with RG6 and CAT6** connections to most rooms and the shop
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## **Chef's Dream Kitchen**

Designed for both everyday living and entertaining, the kitchen features a **professional-grade Thermador appliance suite**:

- Fully flush built-in **Freedom 30" refrigerator column**
- **18" freezer column**
- **30" Masterpiece steam/convection oven**
- **30" Masterpiece convection wall oven**
- **36" six-burner gas rangetop**
- **Professional 42" custom insert hood with remote blower**

Additional kitchen highlights include:

- **Star Sapphire dishwasher**
  - **30" warming drawer**
  - **Blanco Silgranit undermount sink**
  - **Delta Touch2O smart faucet**
  - **Insinkerator Evolution Essentials XTR disposal**
  - **Expansive island (7'10" x 3'10") with Crema Valentino granite**
  - **Secondary prep sink with Blanco Silgranit basin**
  - **Under-cabinet and upper cabinet accent lighting**
  - **Soft-close cabinetry and drawers throughout**
  - **Integrated trash and recycle drawer**
  - **Large walk-in pantry (5' x 8'3") offering exceptional storage**
  - **Pendant and recessed dimmable lighting**
  - **Window treatments**
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## Dining & Living Spaces

### Dining Room

- **12-foot decorative wood tray ceiling** creating a dramatic focal point
- Elegant designer light fixture
- Large windows providing abundant natural light

### Family Room

- **Vaulted ceiling with exposed wood beams** adding warmth and architectural character
- Cozy **gas fireplace**
- Expansive windows overlooking the property
- **8-foot sliding glass door** opening to the outdoor living area
- Convenient floor outlets
- Recessed dimmable lighting

### Primary Suite Retreat

A private and comfortable owner's sanctuary featuring:

- Spacious bedroom with large windows and serene views
- **Tray ceiling with inset lighting**
- Recessed dimmable lighting
- Ceiling fan with remote control
- Solid-core three-panel sliding door
- **Two large walk-in closets with custom built-in shelving**

### Primary Bathroom

- Luxurious **carwash-style walk-in shower with dual shower heads**
  - Double vanity with ample storage
  - Custom linen cabinet
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## Guest Bedrooms with Private En Suites

Each bedroom offers:

- Spacious layout with excellent natural light
- **8-foot solid-core three-panel doors**
- Ceiling fan with dimmable light and remote
- Walk-in closet with built-in shelving

- Recessed dimmable lighting
- Window treatments

### **En Suite Bathrooms**

- Walk-in showers with **opposite-wall valve installation for convenience**
- Full skirted toilets with soft-close seats
- Granite vanity tops
- Undermount sinks
- Soft-close cabinetry and drawers

### **Office / Guest Suite**

A flexible space perfect for guests or work-from-home needs:

- Custom Murphy bed
- Custom closet system
- Bamboo flooring
- Walk-in closet with built-in shelving
- Recessed dimmable lighting
- Ceiling fan with remote
- Solid-core three-panel sliding door
- Private en-suite bathroom

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### **Bonus Room**

- Large window bringing in natural light
- Recessed dimmable lighting
- Ceiling fan with remote

### **2nd Potential Bonus Room**

- Large window
  - **A blank canvas ready for customization** — with drywall and flooring, this space could easily transform into a spacious game room, media room, home gym, or additional living area
    - Plumbing available below for potential upstairs bathroom
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## **Laundry Room**

- Samsung **5.6 cu ft front-load washer**
- Samsung **9.5 cu ft gas dryer**
- Stainless steel sink
- Custom storage cabinetry
- TV hookup
- RG6 and CAT6 wiring
- Recessed dimmable lighting
- Window treatment

## **Mud Room**

- Custom built-in cabinetry and shelving
  - Convenient pull-out bench seating
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## **Hallway Storage**

- Coat closet with built-in shelving and lighting
  - Cleaning closet with built-in shelving and lighting
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## **Oversized Garage**

- **24' x 26' oversized two-car garage**
  - Insulated **18' x 8' garage door**
  - Garage opener with motion-sensing light and remotes
  - Central vacuum hookup with hose
  - Utility closet with water softener and AV wiring
  - Built-in drawers and workbench
  - Overhead lighting
  - Window treatment
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## Outdoor Living & Entertaining

### Front Porch

- Covered concrete porch
- Recessed dimmable lighting

### Back Porch & Outdoor Kitchen

Designed for entertaining and enjoying the outdoors:

- Covered **travertine patio**
- **32" Delta Heat built-in gas grill**
- Green Egg smoker
- Stainless steel sink
- Stainless storage access doors
- Concrete countertops
- Ceiling fans with dimmable lights
- Recessed lighting and chandelier
- Television hookup
- Custom **koi pond**
- **Expansive 2,000+ sq ft flagstone patio**

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## Workshop – With Office & Bathroom

A highly functional shop ideal for hobbies, projects, or business use:

- Approx. **32' x 55' insulated workshop**
  - Hybrid steel truss construction
  - Half bathroom
  - Heated and cooled office
  - Stainless steel shop sink
  - Separate **200 amp electrical service**
  - Insulated **18' x 8' garage door**
  - Door opener with roofline clearance for vehicle lift
  - Zoned overhead shop lighting
  - RV septic plumbing
  - **12.5' H x 12' W RV barn door**
  - Natural gas plumbed for garage heater
  - Office wired with RG6 and CAT6 connected to the home via conduit
  - Wall sheathing for easy hanging of tools and equipment
  - Pegboard and workbench installed
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## **Mechanical & Utilities**

- **200 amp electrical service to the house**
- **200 amp electrical service to the shop**

Hose bibs:

- House: 5
  - Shop: 3 exterior, 1 interior
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## **Conveys with Property**

Washer & Dryer

Refrigerator

Murphy Bed in 4th bedroom

Green Egg Smoker Grill