



1. View from main-level deck. 2. Tropical plants surround lagoon-style pool. 3. Say you wake up one morning and decide you will only turn your head to the left side that day—this is what you'll see. 4. Darn house is blocking view of the easy-to-walk-to dock

\$1,450,000 but no sale unless you take buyer's oath:

"I will learn how to be a fun-loving, waterfront-living kind of person. I promise to throw neighborhood wine parties for no good reason whatsoever. I promise to own more flowered shirts than Don Ho"

Before you read about this incredible waterfront home, you should be aware of an interesting report: After years of research, a university professor has discovered that there is absolutely no scientific proof that life is serious.

The current owners are definitely on board with this philosophy, and it influenced the entire design of the house. Located in the Lago Vista area, Ridge Loop exudes a playful personality.

Here are some of the fun items incorporated into the residence. There's a pool with waterfall and fountain, a fire pit, koi pond (see photos on the web), dock, outdoor dining room, hammock niche, wine room, wine chiller, aquarium, home theater, bar, and a spa just outside the master bedroom!

About 4,500 square feet, the home is located on the north side of Lake Travis—in Waterford—the most upscale of all the gated communities on this side of the lake. The three-level layout has three bedrooms, four baths, game room, great room, and just in case you need a war room to stage the takeover of a Fortune 500 company, there is a sprawling office on the upper level.

Not only does the house rate a "10" on the fun meter, the owners opted for some amazing quality items as the home was being built. Most of the flooring is made from oversized (18x18" squares) travertine marble tiles finished with a sandstone patina. All interior doors are solid wood, and the "floating" staircase makes for a very dramatic entry. Some of the quality story here can only be told

by the numbers. It cost \$100,000 extra to transform the house into a high-tech marvel (more later). Just over \$150,000 was spent on the landscaping. It is "English" style in the front with plants growing out of walls, etc, and everything in back—on the lake side—is tropical. There are actual banana plants. There is a common theme that governed the front and back yards: lots of color and flowers that attract birds and butterflies.

Another highly unusual expense relates to the dock construction. Ordinarily, you have to be aware of the lake levels and adjust your dock so it doesn't pull or torque the stairs that connect it to the shore. The stairs—just the stairs—cost an extra \$30,000 because they automatically telescope in and out to match the level of the lake. Speaking of all things "dock", this one is especially well-equipped. It includes an automatic boat lift plus it has a neat device that scoops jet skis right out of the water. There is a covered play and party area and a swim ladder.

Entertain In The Kitchen

You could hold a cooking class in this kitchen—likely you have not seen one equipped like this. It is commercial-caliber. Count the cabinets and drawers where you live now and compare it to this: here, there are sixty-seven cabinets and drawers (most have pull out shelving so you can easily reach items). There is a built-in Sub-Zero™, but wait til you see what was added. There is a second refrigerator built into the island work

station—beautifully camouflaged as two pull out drawers. The owner likes to prepare salads so he uses the counter to chop ingredients, and he had a second sink and disposal built into the island as well. The island also includes a built-in table so guests can sit in the kitchen while you whip up an elaborate meal. The beautifully-carved cabinets are made to resemble furniture pieces. All of these elements combine to make people feel at home in the kitchen. Instead of a pantry, there is a walk-in store room with an interesting twist. It includes counterspace with outlets so you can keep bulky items like mixers, bread makers and toasters out of sight.

High-Tech Movies and Music

The residence has a genuine home theater—sound insulated walls and no windows. It is a Runco front-projection system with a THX sound system and a screen that is over eight feet wide. Watch the "lift-off" scene from Apollo 13, and you will feel the vibration of the launch. The theater is controlled by a Crestron touch-screen system and interface with a home electronics package for lighting scenes, temperature and security controls.

There is also a built-in 600-capacity CD system. Imagine the following nighttime scenario. Load up a some romantic music and direct it to the outdoor speakers. You and your sweetie head out the pool with some floating candles and a couple of glasses of wine. Hey, when's the last time you went skinny dipping? The pool is so close to the lake you can listen to the sound of the water lapping against the rocky shoreline. Ahh...totally relaxing.



Twins in the front yard



THX home theater with an 8' wide screen. Every room has a booming view—here, the Great Room. Restaurant-caliber stove, pot-filler

No Glaring Afternoon Sun

If you have not owned a waterfront home before, you do not want the “view” side to catch the glaring afternoon sun during the summertime. This home has the most preferred of all orientations—the back of the house faces east. This means you can be awakened by the soothing morning sunrise that comes up over the water. The back of the house—all decks, porches, and the pool are in the afternoon shade. The benefits of this position make a lakefront home so much more enjoyable. You can grill steaks and dine outdoors on any pleasant afternoon. You can sit outside and read a book.

Things You Can Look Forward To...

The home has a name—*Villa de Bacchus* which translates to “House of Wine and Good Times”. The home includes a 1,500-bottle capacity wine room. Maybe it’s a “guy” thing, but the garage is noteworthy. It is an oversized, SUV-swallowing triple garage that also includes additional space that is already set up for a workshop.

Attention romantic couples. The home has yet another alluring and exotic quality: privacy. Not only are no drapes necessary for the back of the house, all of the outdoor areas in back are private.

You will gasp when you actually see the view in person. This is a National-Geographic-Horizon-bend-

ing view of the most pristine lake in Texas. Stroll out to the dock, step in your boat, and there are sixty-six miles of waterways to explore. You can take guests to dinner by boat. How dashing!

The house is also set up in case there are older relatives who will visit but can’t deal with stairs. There is a bedroom and full bath on the main level. There is also a cart path that leads from the left side of the driveway all the way down to the few stairs that lead out to the dock.

Imagine pulling out of the dock early in the morning when the fog is hovering just above the surface. It is quiet and uncrowded on this side of the lake—ideal if you are ready to relax and enjoy life. You get an entirely different mood at night. You see twinkling lights on the opposing shoreline...moon beams of light dance across the surface of the water...you hear the wind weaving through the treetops...and you can take in the wonders of a star-filled sky.

Lastly, the pool setting is something to behold. The organic shape of the pool, and the complementing landscaping, were made to resemble a natural lagoon. There is a fountain on one side of the pool and a waterfall on the other. There is also a koi pond laid out



Kitchen has guest seating and views to the front and back

like a natural stream and a fire pit with gas lighter.

The home looks like something out of a magazine—a knockout at every turn. If you have incurred enough work-related stress...if you have weathered enough corporate meetings to afford this...and if you are ready to start relaxing, then trust your impulse to act now. Remember, family memories last long after price is forgotten.

If this is the right price for you, call the sellers’ agent, Stan Barron Properties at 512.345-8585.

ON THE WEB:

This information (including site plan, floorplan, locator map) is on the web. Tell a friend. Go to www.stanbarron.com



▼ Floorplan and map for [Property Name]. Price is \$1,450,000

(Approx. 4,500 sq. ft. 3 bedrooms, 4 baths, pool, fire pit, koi pond, dock, wine room, home theater)

