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1. The house was designed by noted architect, Jim LaRue 2. Beamed ceilings add warmth to the living room 3. The back yard setting will put you in a tropical frame of mind 4. The sale includes this boat slip...how'd you like to go to dinner by boat?

Not-so-big house in a toney neighborhood, and wait 'til you see the “rain forest” setting in back

Mother nature, the owners, and the architect have created this romantic 2,812 sq.ft. home. There is a lanai, a pool, and a designated boat slip down the street. And who knew a house in Austin could have such an exotic and private back yard setting? Live here, and you will always feel like you are on vacation. Price is only \$899,000

By Stan Barron, Stan Barron Properties



irst, let's talk about the location of this residence. It is on one of the city's most picture-perfect little streets imaginable—a quaint, narrow, tree-lined boulevard that is all charm (see map p.2).

The address is [REDACTED]

If you like the idea of buying a home surrounded by more expensive houses, it is a formula in evidence here as current prices run in excess of three million dollars. That is because this street runs along a scenic stretch of Lake Austin. Obviously, this house is on the non-waterfront side of the street. And please be aware, the trees are so thick here, you don't get a lake view from this house. But, you will not be disappointed when you discover what the house itself is like...and the amazing setting that unfolds when you step through the back door. Some homes have “nice” backyards...some have “manicured” settings...but this one, dear reader, is in the National-Geographic-mind-bending-slice-of-nature category.

Keep in mind just how big this lot is—100' wide and over 330' deep. For those of you who are not great with numbers, that is longer than a football field! When you get your first glimpse through the back windows, you will instantly understand the “rain forest” label noted in the headline above. Here is what you will discover. The area in back is all natural—the first sixty-feet behind the house are mainly level and include large terraces and flower beds. The pool and waterfall have been intentionally designed to resemble a pond. For example, the diving platform is a boulder, not a springboard. However, you will likely not even notice the pool because of the spectacle of nature that absolutely dwarfs the house. What you now realize is the house is at the base of a mountainous hill so tall, you get only a glimpse of sky along the upper ridge-line. Formed millions of years ago, this upheaval of earth is now completely covered with giant boulders, towering trees and oversized plants. You will also notice a symphony of sounds—the waterfall cascading from the spa into the pool...songbirds in the high-up canopies of trees...and the wind weaving its way

through the treetops. So thick with giant trees, the entire area is wrapped in shady comfort. It is as if the back yard area here is its own ecosystem—you can even detect the lower temperature as banks of air roll down the hillside across the earth-cooled plants and rock outcroppings.

When you need your world to spin a little slower, this setting will be your sanctuary.

What Is The House Like?

If you want to know why great architects are so expensive, study a house like this and never again will you question their fees.

This home was designed by Jim LaRue. Even though this home is not large (2,812 sq. ft.), it looks very substantial from the street. The exterior is wrapped in large-block stone with a hand-hewn finish. Glance at the photograph at the top of the page and notice all of the rich detailing—a tall rotunda...shutter-clad lanai with exposed beams underneath...and an artisan-made front door with eyebrow arch.

[over please]



Artisan-finished kitchen cabinets. The romantic master has a fireplace and windswept lanai...you can sleep with the windows open.

Built in 1995, the **address of the home is 3101 Rivercrest Drive**. It has three bedrooms, three fireplaces, library, artist's studio and two large attic rooms for storage of bulky items like suitcases, camping gear and holiday decorations. There are two average-sized bedrooms on the first floor—the large master bedroom (with fireplace and sitting room) are on the second floor.

There are many custom touches throughout the house. For example, all three fireplaces are the old-fashioned kind—no aluminum fireboxes here—these are genuine, brick-lined fireplaces made for big logs. Many of the room entrances are accented with arches and hand-carved wooden columns. Some of the downstairs living spaces are defined with tall ceilings and wood beams. The front door was built on-site by an artist. He was so inspired by the setting he carved two lovebirds into the intricate design. There is also

a metal-cast heart imbedded into the overall pattern (see if you can find them when you visit the house). The couple that designed the house lived in Hawaii before coming to Austin, and this influence is detectable in this home's breezy, free-flowing personality. And speaking of romantic, the pool is totally private...as in bathing-suits-are-optional kind of privacy. When is the last time you went skinny-dippin' with your sweetie?

Oh, the fun of living next to the lake!

The current owners never built out their boat slip, but this sale includes the last deeded dock site (about a 3-block walk) at the south end of Rivercrest. Subject to the property permit, you can construct anything from a simple open-slip to a two-story dock with a boat lift underneath and party-deck on the second level. Imagine taking guests to dinner by boat. How dashing! Or

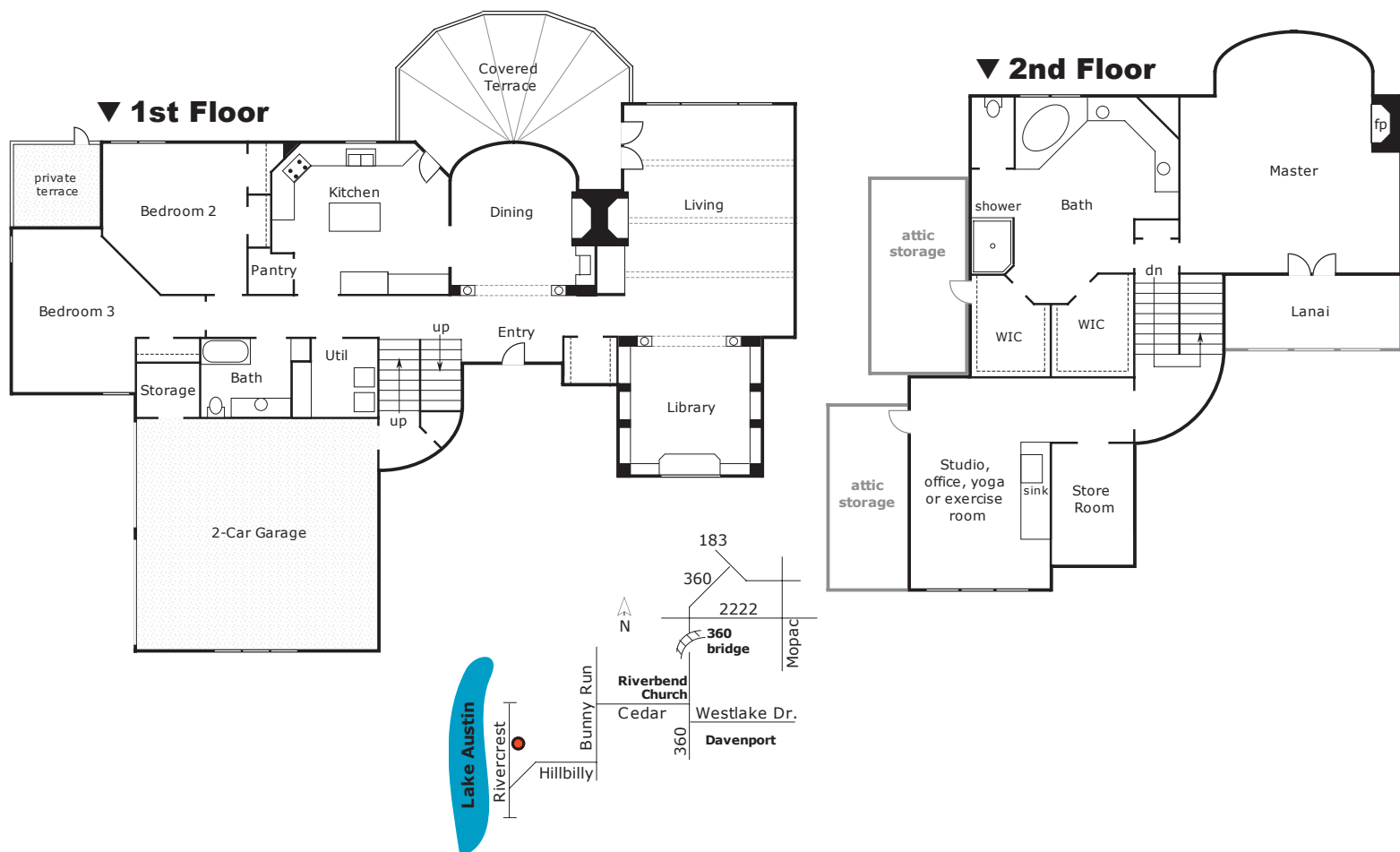
start your weekend morning with an early-morning fishing trip just as the fog is lifting off the surface of the water.

Here is your chance to live in a fabulous lakeside neighborhood...in a home that was designed by a renowned architect. There are three fireplaces, a pool, and you get a boat slip. And then there is the spectacular lot—with its well-trimmed, flower-bed laced estate-like front yard—and its back yard that looks like it should be on the cover of a nature magazine.

How To See This Home: The home can be shown by appointment only with at least a 24-hour notice. To see, call your agent. *Please, serious inquiries only.* The sellers are represented by **Stan Barron Properties at 512.345-8585.**

If you would like to tell a friend about this home, all of these details—plus a site plan and additional photographs are on the web at www.stanbarron.com.

▼ Floorplan and map for 3101 Rivercrest Dr., Austin, Tx 78746: \$899,000
(Built 1995. 3 bedrooms, 2 baths, library, studio, 2,812 sq. ft., pool and spa. Also includes space for boat slip/dock)



Information for this brochure was obtained from various sources. It has not been verified, nor is it guaranteed. Prospective buyer should not rely on this information. The stated square footage of