



▲ Multiple roof pitches and stone exterior make for impressive curb appeal. Any chef will love this kitchen

## On a dream lot in Lakeway. Don't buy anything until you see this wow of a new home: \$369,900

**H**ere is a new home...one unlike anything you have seen...and it will push your anticipation into the red zone.

Welcome to 111 Explorer, a four bedroom design with 2,859 square feet. The residence is the collaboration of husband and wife team. If you are okay with a \$369,900 price—do not buy anything until you see all that is offered here. The residence is one ingenious idea after another.

For starters, the builder set out to create a home that would exude the charm and personality you typically find in an established home. In large part, this was made possible by the inherent beauty of this lot. The pie-shaped lot is wrapped in the shady comfort of fifty-seven trees. This allowed for a wider-than-normal house which is richly decorated with multiple setbacks and a roofline with five gables. Over \$6,000 was spent on the lot preparation. Have you noticed how most new

homes have exposed foundations? Here, the builder carved down into the bedrock deep enough so the foundation is camouflaged. The massive chunks of bedrock were then reused for landscape boulders

that curl around the house. This created the illusion of natural terracing resulting in an exotically beautiful and scenic yard.

And things really get interesting inside. It is likely that most "for sale" houses you have looked at have the obligatory formal living room (a design feature leftover from the 1950's). All research shows that no one uses a formal living room anymore. Swing open the front door of this home, and you will discover it is built around the concept of a single, Great Room—a much more usable way to organize living space.

Downstairs, all ceiling heights are pushed to the ten foot level. This not only adds dimension to all rooms, it allows for taller windows. Here, they are about the size of doors...and this results in a home that is washed in beams of filtered light from outdoors. Beautiful!

All bedroom walls are wrapped with special sound-deadening insulation thereby making the home energy efficient and remarkably quiet.

Not only is the master bedroom downstairs, but there is a guest bedroom and full bath that are also on the ground floor.

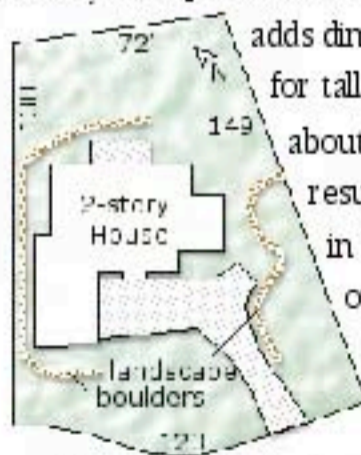
This means you can comfortably accommodate older relatives when they visit.

You will give this kitchen very high marks. It is packed with wonderful extras. Try this: Count the cabinets where you live now...then compare it to fifty-six cabinets and drawers here—enough storage to swallow every stock pot and special utensil you own. The added ceiling height allowed for 42" upper cabinets (instead of the standard 36" size), and there is space above the cabinets so you can decorate with baskets and vines.

And wait until you see the pantry. It is actually a small store room that is at least four times larger than what you are used to seeing. You can use the extra space to organize special appliance like a breadmaker or blender. It makes for the perfect space to keep holiday dishes. One wall is lined with pegboard so you can hang aprons and skillet, and the rooms curls completely back around, and under the stairs...can you say wine storage?

All surfaces are covered in slab granite tile, and there is a center island where you can lay out a cookbook, arrange spices and chop ingredients for an elaborate meal.

There are so many additional surprises.



▲ Site plan of yard

Romantic couples will appreciate the extra long whirlpool tub. When was the last time you took a shower with your sweetie? You'll want to here—the shower is huge, big enough for two. The master bedroom closet is something to behold. Because of the ten foot ceilings, there are three levels of shelves. You can keep seasonal clothes on upper shelves. Attention ladies there is a maze of shoe and purse bins. Live here, and you will never again have to "dig" in the bottom of the closet to find those red pumps. Two windows and a ceiling full of lights means you can tell the difference between a navy and black skirt.

You would never think of a garage as being anything special...but once again you will find this home exceeds your expectations. It has an oversized garage with nine foot doors (instead of the typical eight foot units) which means you can easily navigate a big car or SUV into this space. The garage is room finished with painted sheetrock and baseboards. The garage floor is painted with a special oil-base paint that will stand up to any workshop hobbies you have. There are four



**The huge back yard is covered by a canopy of shade trees**

windows for natural light, but there is a final surprise. What do you do with all of your "stuff"? You know, those bulky items like suitcases, camping gear, holiday decorations, wrapping paper, and sports gear. Don't miss the pull down staircase in the garage ceiling. Be sure to take a look at the sprawling storeroom over the garage. The house was specially framed to allow for this room—it is not attic crawl space...it is a full store room. Why hasn't someone thought of this before?

111 Explorer is a new home with an architectural style that makes it "feel" established and inviting. The common sense design approach eliminates the waste of a formal living area and provides a bath and

guest room for visitors. Extras include a beautifully-appointed master bedroom and bath, a fabulous kitchen, oversized garage and store room—all on a scenic, tree-filled, level lot.

**How to see this home:** If you are a ready-to-act buyer, and if you are okay at this price, call your agent to show you this home. If you are serious but need no such representation, call the builder's agent, Stan Barron Properties at 345-8585.

**ON THE WEB:** A site plan, floorplan, map and more photos are on the web. Tell a friend. Go to [www.stanbarron.com](http://www.stanbarron.com)



**111 Explorer. \$369,900. 4 bedrooms, 4.5 baths, 2,859 sq. ft.**



**There is a waterfront park just down the street with friendly ducks, jogging trails, dog obstacle course and fishing pier**