



1) Island kitchen with built-in breakfast space 2) From the kitchen, this is the view of the main living room 3) Upstairs, a cozy reading room just off the master bedroom 4) 2-story layout has 3 bedrooms, 2.5 baths, side-entry garage and about 1,855 sq. ft.

Ideal if you crave a modern design, no yard work and a close-to-town location—all for only \$214,000

Freestanding condo absolutely sparkles, and it has 3 bedrooms and a 2-car garage

Brookside Villas is a small, gated enclave of forty-four freestanding condos located at [redacted] which is just 4/10 mile south of Hwy. 290/Ben White Blvd (see map on page 2).

If \$214,000 fits your target price, there are some compelling reasons why you should not buy anything...until you see this one.

If you have been looking at others in this price range, you may have been a little disappointed with the condition many homes are in. Wait until you see this one. The meticulous couple who owns the home has no pets, no children, and they do not smoke. You could film a "Mr. Clean" television commercial here!

These are the original owners, and they spent heavily for a long list of enticing upgrades. The living room was enlarged. \$4,800 was used to add bookshelves in the living room, reading room and a wall of storage shelves was added in the garage. The home includes the most expensive window coverings made—a combination of wood blinds and wooden Plantation shutters. Kitchen cabinets were upgraded with cherry wood, and an extra \$2,850 was spent on the kitchen counters. The owners spent extras for faucets, bathroom fixtures, cabinet pulls, stairway balusters, surround sound speakers, French doors, cable and phone outlets in every room, and they had the builder put in a huge 10x20' deck where you can grill steaks and

dine outside with friends. This condo also includes a small gardening bed where you can grow fresh flowers. The home has the preferred orientation for enjoying these two outdoor areas as this back section catches afternoon shade.

The design itself is very appealing. Downstairs, there are no obstructions from walls—the kitchen, living and dining areas are open (see top two photos). The free flowing space is great for entertaining, and there is a dolled up powder room downstairs.

Imagine doing this when you get home from the office. You can put on comfortable clothes, pour a glass of wine, flip the t.v. on to your favorite show while you work at the kitchen island preparing a sal-

[over please]

ad, chopping spices and working on side dishes for one of your favorite meals.

All three bedrooms and a large bookcase-lined reading room (see photo 3) are upstairs. The secondary bedrooms are small, but the master is spacious, and it includes a large, bright bath area with glass blocks, double sinks, soaking tub and separate shower.

But there is more. This home is located in the center of the property—one of only seven in this center island of greenspace. It allowed for this home to have a side entry garage—preferred since you do not see any garage doors from the front. This garage has one of those wide single doors

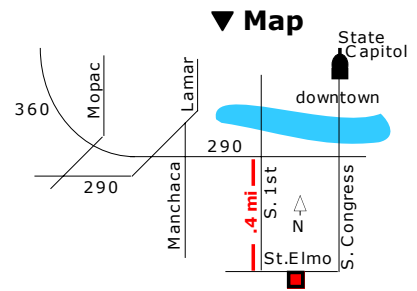
which means there is no center post to navigate when pulling in your car.

The homeowner fees are \$190 per month, and they cover the landscaping, exterior painting (this unit will be painted in coming months), roof maintenance, water, garbage and the gated entrance. There are no shared walls—this is a freestanding condominium. Other construction details include gutters and downspouts, nine foot ceilings, downstairs crown molding, upgraded ceiling fans in every room (even the master bath) and double pane low E-glass windows.

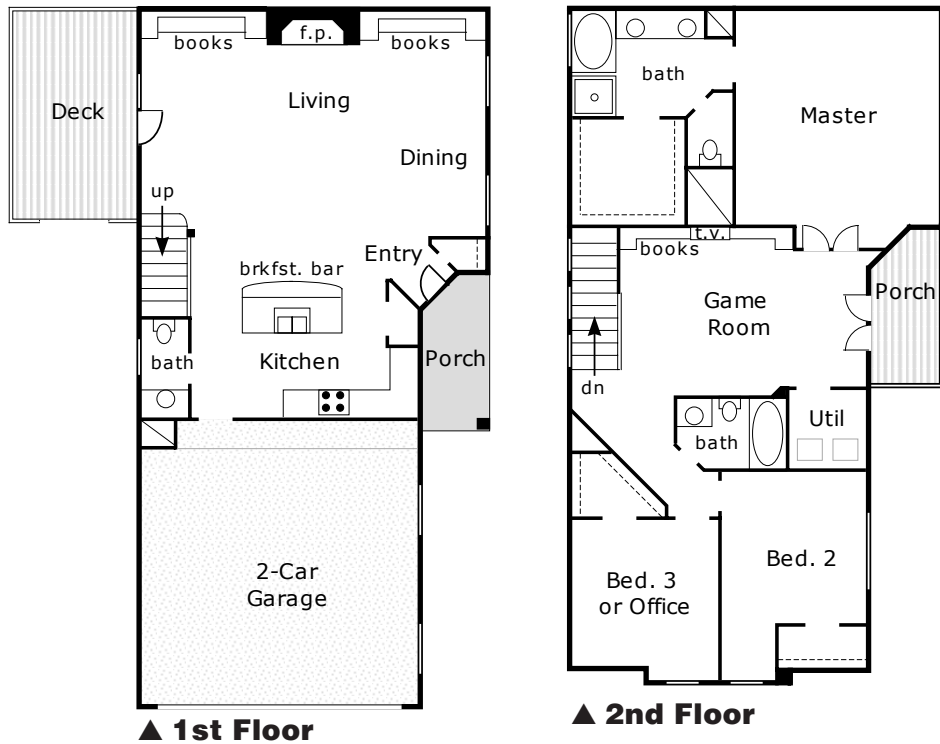
If the idea of living in a modern, close-in home that does not require yard work or

exterior maintenance, is appealing get to this home right away.

To see, please call your agent. The seller is represented by **Stan Barron Properties, 512.626-4911**. If you'd like to tell someone about this home, this information (and more photos) are on the web at www.stanbarron.com.



▼ Floorplan, for [REDACTED] Austin, TX: \$214,000
 (3 bedrooms, 2.5 baths, 2 living areas, about 1,885 sq. ft. per TCAD)



SOLD! Ads like this are very effective