

“Texas Tuscany”
111 SHERYL ANN COVE
GEORGETOWN, TEXAS 78633

- LOCATION:** Northwest Georgetown
5 Minutes to Lake Georgetown
North Lake Subdivision (Georgetown ISD)
Established Neighborhood
- LOT:** 1 Acre Lot on Cul-De-Sac with Mature Oak Trees
Southwest Landscaping Design
- EXTERIOR:** One-Story Cut Sandstone Masonry
Engineered Rebar Foundation - No Post Tension
Construction Framing Design by Architect
Front Porch Stained Tongue & Groove
Covered Back Porch with Ceiling Fans
Low Pressure Dose Septic System
- INTERIOR:** 2311 Square Feet
4 Bedrooms / 3 Full Baths / 2-Car Garage
Open Floor Plan - Kitchen and Dining Open to Great
Arch Columns with Hand Trowel Texturing
Great Room with Stone Fireplace
Granite Countertops in Kitchen and Bathrooms
Custom Built Knotty Alder Stained Cabinets
Built-in Display Hutch with Granite Countertop
KitchenAid Stainless Steel Appliances with Pot-filler
Extensive Tile Flooring and Backsplash
Wood Flooring in Dining and Carpet in Bedrooms
Master Suite
 Vaulted Ceiling with Detail Crown Molding
 Large Walk-In Closet with Built-Ins
 Double Vanity Sinks with Delta Fixtures
 Jacuzzi Jetted Tub
 Separate Walk-in Shower with Seat
- ENERGY EFFICIENCY:** General Aluminum Low E Windows
R-30 Attic Insulation, R-13 Walls, Soundproof Master Wall
Tyvek Wrap Exterior
Exterior Doors and Windows Polysealed
30 Year Hi-definition Dimensional Shingle
Radiant Heat Barrier Koolply Decking
HVAC - RUUD 14 S.E.E.R with Variable Speed Motor
Programmable Thermostats
Energy Star lighting and appliances
Propane Heat, Cooktop, and Water Heaters
Home Faces East

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