**HANCOCK HOMES LLC**

[***www.hancockhomesllc.com***](http://www.hancockhomesllc.com)

**512-913-8786**

**512-945-4945**

**160 Horned Frog Ct., 7 Creeks Ranch, Burnet, TX**

**Standard Features – New Construction**

**With Spectacular Hill Country Views**

* 3,158 Living Sq. Ft., 4,804 Total Sq. Ft. on **18 Hill Country Acres**
* 3 Bedrooms, 3 1/2 Baths, Office/guest room, Bar/MUD room, 3 Car Garage.
* 100% Hill Country Stone, Board & Batton Hardee Siding
* 30-year composition shingle roof
* Custom built European style frameless cabinetry throughout. Solid wood – Knotty Alder.
* Custom Mahogany Front Door.
* Kitchen Aid Architect Series Appliances: 36” gas cook top, built-in microwave, double 30” convection oven, ice maker, 42” built-in refrigerator.
* Outdoor living – Generous covered patio area with gas grill.
* Foamed attic and exterior wall insulation.
* Granite & Marble countertops and vanities.
* Frameless clear glass shower enclosures.
* Luxurious Master Bath with garden tub plus his and her vanities.
* Floor to ceiling porcelain tile bath and shower enclosures.
* Tile flooring in all baths and laundry.
* Tile flooring throughout the remainder of the home – no carpet.
* Navien On Demand Tankless Hot Water System – Gas/Propane w/Circulation Pump
* OnQ Home Network Technology System
* Pre-wired for computer networking, security and WIFI.
* Pre-wired for Surround Sound in Living room and Back Patio.
* Custom Lighting throughout.
* Buried Propane tank for gas service to: Central heat, Cook-top, Dryer, Hot water heater and Fireplace.
* Landscaped with flower beds and Bermuda sod. Programmable irrigation system for all beds and sod.
* Aluminum seamless gutters for all plant bedding areas.
* Well & Septic

**$935,000.00**