



CARPENTER

— REAL ESTATE —

RANCHES ★ HOMES ★ WATERFRONT



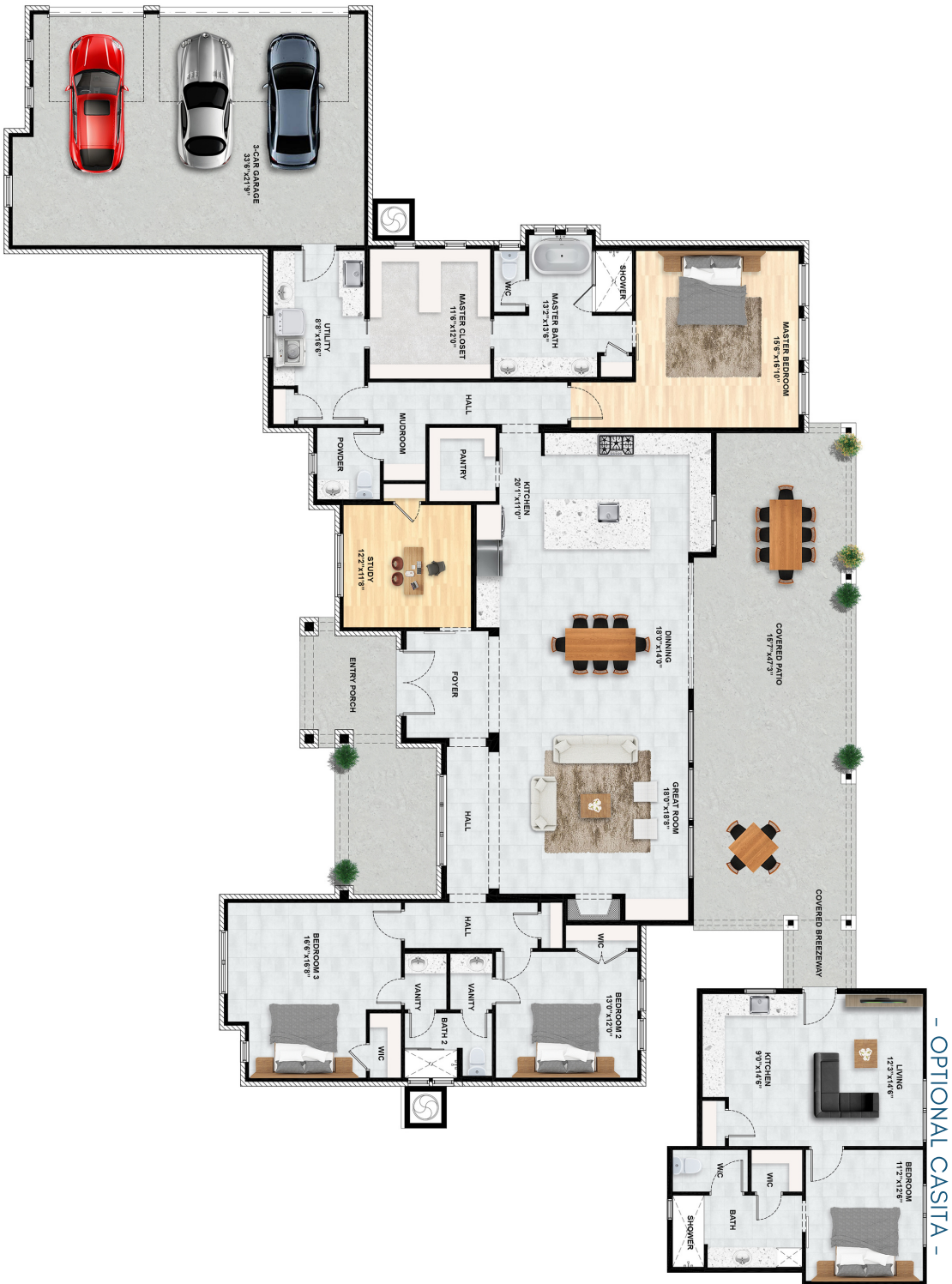
NEW CONSTRUCTION SPEC HOME

105 DUJKA | 7 CREEKS | BURNET, TX

Spectacular custom home sitting on 6 acres of pure Texas Hill Country in 7 Creeks Ranch. Offered at \$907,800.

Stunning new construction in 7 Creeks! This new build by Hancock Homes has all of the features the modern homeowner loves, sitting on a sprawling 6 acre lot in 7 Creeks - a 2,200 acre community with sweeping hill country views and wide open spaces. This sprawling single story floorplan boasts an open layout with Ridgecore Plank flooring throughout - no carpet here. This open plan is bathed in natural light from the wall of windows and slider opening to the 15x47 covered patio. You'll love the dream kitchen complete with Quartz countertops, KitchenAid appliance package, wine cooler, 5-burner cooktop, ice maker and more. The luxurious master suite boasts a massive closet, his/hers Quartz vanities, a frameless shower, garden tub, & floor to ceiling porcelain tile enclosures. Optional - private one bedroom Casita with separate entry (+\$191k). Enjoy spectacular views, country living, city amenities and 7 Creeks Winery on site - you'll love it here!

- ✓ 3 BED / 2.5 BATH / 3,663 SQ.FT.
- ✓ OPTIONAL 637 SQ.FT. CASITA
- ✓ 3 CAR GARAGE
- ✓ STONE & BOARD & BATTEN SIDING
- ✓ 30" "BLAZE" OUTDOOR GAS GRILL
- ✓ RIDGECORE PLANK FLOORING
- ✓ NAVIEN TANKLESS HOT WATER
- ✓ ON-Q HOME NETWORK SYSTEM
- ✓ PREWIRED SECURITY/SOUND/WIFI
- ✓ ALUMINUM SEAMLESS GUTTERS



- OPTIONAL CASITA -



Property Features

105 Dujka (Lot 130) | 7 Creeks Spec Home

- 3,663 living sq. ft., 5,426 total sq. ft. On 6.0 hill country acres
- 3 bedrooms, 2 1/2 baths, office/guest room, mud room, bar, 3 car garage plus a full detached 637 sf casita (optional - add \$191k)
- 100% Hill Country stone, board & batten Hardie siding
- 30-year Owens Corning composition shingle roof with standing seam metal accents
- Custom built European style frameless cabinetry throughout. Solid wood – select alder
- Custom mahogany front door
- KitchenAid architect series appliances: 36” gas 5 burner cook top, built-in microwave, double 30” convection oven, 15” ice maker, 24” wine cooler and 42” built-in refrigerator for the main house
- 24” mini refrigerator and built-in microwave for the casita
- Outdoor living – generous covered patio area with 30” Blaze gas grill
- Foamed attic and exterior wall insulation
- Quartz, level 2 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
- Ridgecore plank flooring throughout the remainder of the home – no carpet
- Navien on demand tankless hot water system – gas/propane w/circulation pump
- On-Q 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 (12 pallets of sod)
- Programmable irrigation system for all beds and sod
- Aluminum seamless gutters for all plant bedding areas
- Well & septic
- 1000 sq. ft. flatwork



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