



**To prospective home buyer:** *Sendero Ranch* has preserved the natural Texas Hill Country terrain. The exteriors of all homes represent the Texas Hill Country architectural style. Landscapes around homes are required to be compatible with native plants, etc. Residents often encounter deer, road runners, wild turkeys, and occasionally armadillos and raccoons. *Sendero Ranch* feels like it is “out in the country,” but city conveniences such as shopping, medical facilities, schools, public library, restaurants, & more - are not far away. Security is excellent due to terrain and 24/7 officer at gate.

The builder of 72 La Escalera was *Don Craighead*. His custom-built homes are known for high-end architectural details including crown molding, extraordinary window and door casings, baseboards, and other accent molding.

***What we love about this house:***

- Open flow of first floor living & dining areas
- Abundant light & spacious rooms
- Attention to detail in overall design
- Numerous well-designed and functional built-ins & storage spaces
- Solid interior doors
- Built-in speaker system that can be turned on or off in solarium, master suite, study, screened-in porch, & one of the upstairs rooms.

***What we love about the location and setting of the property:***

- Native oak trees, mountain laurels, other native & drought-tolerant plants.
- Variety of birds that visit feeders
- Screened-in porch
- Pool area that is extremely private & quiet. It accentuates the park-like natural landscape. Location requires less maintenance due to very little debris from trees. It also provides for larger pool than would have been possible closer to house. \* **Note:** there is removable fencing that can be installed around the pool if/when desired.
- Outdoor grilling area is practical and can be used almost all year.

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## ***A few features you might not notice - at first glance.***

### **Main floor:**

*Study has two closets:*

- One is deep & goes around underneath the stairs.
- Second has additional, unexpected storage behind the door.

*Master bedroom closet:* inside the closet is a lockable cabinet to the left of the door in a niche. It can be tied into the security alarm system. It was originally designed to secure firearms, but can serve other purposes, as well.

### **Upstairs:**

- All 3 bathrooms have large drawers and roomy under-sink cabinets. The bathroom between two rooms also has substantial storage in a cabinet above toilet.
- The two bedrooms overlooking the backyard have *window seats* with very large built-in drawers.
- In addition to clothes rods, each *closet* has versatile built-in shelves
- The *attic* is easily accessible with substantial space for a variety of storage plans.

### **Garage:**

- The 3<sup>rd</sup> bay was originally designed to be a “workshop” and there are built-in cabinets & counter space. It also has a storage closet under attic stairs. The removable fencing for the pool is currently stored in the 3<sup>rd</sup> bay.
- The attic over the garage is quite large and can serve a variety of storage needs.

### **Outside:**

- The “miniature house” west of pool can serve as a garden center, other special storage, or as a “playhouse” for children.
- In addition, there is a raised bed beyond it that was originally designed for a garden.