



AMBER HART

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Top 5 reasons the seller has loved 19209 Lost Tree #5

1. Peacefulness of being on Lake Travis.
2. The Reserve community especially the friendly neighbors.
3. Riverbend Club – the lazy river, bar, pool.
4. Nights in the hot tub.
5. Relaxing with friends on the deck.

Top 10 special features of this property

1. Close to the lake.
2. Close to the pool.
3. Hot tub.
4. Movie & BBQ Nights at the clubhouse.
5. Large deck with gas fireplace.
6. Chef's kitchen.
7. Indoor fireplace.
8. Large primary bath.
9. Beautiful trees.
10. Downstairs outdoor kitchen.

List of Builder related upgrades

2019 Hot tub. Build & used as a model home until seller purchased in Jan of 2021. 2021-2023 only been rented through vacasa, never lived in full time.

List of Seller installed upgrades

\$4,500 Blackout shades

Items that are negotiable

Everything including stocked kitchen

Amber Hart, Realtor, BA, CLHMS, ILHM, CNE, PSA

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