

1114 | 1116 Mariposa Dr. 78704

List of Features | Listing Notes

(Updated 2/24/2018) – Please call Sean@ 512-826-1135 or email sean@moreland.com w/ any questions
1114 A (front unit) and 1116 C (front unit) are the final 2 units available (both buildings rear units sold in January 2018)

Designed by Tornbjerg Design: www.tornbjerg.com

Similar Properties by same architect / developer: 1325 and 1327 Bonham Terrace (Travis Heights); 605 and 607 Terrell Hill (South 1st area); 1918 Madison and 7301 Hardy; 900 Karen Avenue (Crestview); 2110 Airole Way (Barton Hills); 5704 Driftwood / 5708 Driftwood (NW Hills - under construction); 3209 Hancock Dr. (Highland Park)

Additional / Future Projects Available at: www.512modernhomes.com

Modern Design situated within a gated enclave | Sited to Maximize Energy Efficiency | Concrete Pier and Beam Foundation to Retain existing trees and improve design / efficiency | Foam Insulation | Double-Pane Aluminum Windows and Sliding Doors | 8' interior and exterior doors | Several Skylights Throughout to Add Natural Light (stairways / master baths / laundry, etc | Open Floor Plans on All Units | Standing Seam Metal and TPO Roofs (durability) | Custom Cabinetry including Walnut Cabinets in Kitchens and Baths | BOSCH appliances | Quartz (Silestone Type) Counters in Kitchen and Baths | Wood Floors on Both Levels (rare in infill / spec development – most projects have concrete floors downstairs) | Largely Stucco Exterior (low maintenance) | Contemporary and Designer Lighting, Electrical, and Plumbing Fixtures Throughout

1114 Mariposa Unit A (the front unit in the left building if facing the property from the street): Priced at \$575,000. This home is a very efficient 1473 sq. ft. 2 story condo. 3 bedrooms and 3.5 baths. Downstairs includes wood flooring, guest bedroom with en-suite bath; additional half bath (powder bath); spacious and function kitchen with abundant natural light. Ability to fence in the front yard to create a private space for kids/pets. Please ask agent about future covered parking solution.

1116 Mariposa Unit C (the front unit in the right building if facing the property from the street): Priced at \$695,000. This will be the lowest price per square foot among the 4 units. 2016 sq. ft. spread across 3 bedrooms and 2.5 baths. Spacious downstairs with open floor plan concept. Thoughtfully-located windows throughout; large living/dining/kitchen spaces; dedicated downstairs study. Large custom kitchen with island and large (over 5' wide) Frigidaire Pro fridge/freezer. Ability to fence in the front yard to create a private space for kids/pets. Please ask agent about future covered parking solution.