

## **6620 Creek View Drive**

**TAXES: If taxes are of a concern to a buyer keep this in mind. This property in does not have city taxes. At the present it only reflects the Wildlife Exemption. Your taxes would be lower if you were to claim over 65 and the Homestead Exemption. Austin City taxes are almost .50 cents a 100. A \$4,000,000 that would be 4000000 divided by 100 = 40,000 x .49 = \$19,600. Almost \$20,000 a year times the number of years the owner will have the house. The taxes on this property were \$24,733 total. Some similar priced and sized homes within the city can be as high as \$85,000 to \$62,000 a year**

**This property has perimeter security camera and monitoring system.**

**A telecommunications gate opening system.**

**A reinforced game fence around the property.**

**A separate electronic fence around the main house, pool and outside deck areas**

**High speed (300 meg) internet and cable system**

**All the audio and video systems throughout the house have been updated**

**Theater system in Media room has been totally updated**

**Two LARGE ponds that are connected by a waterfall and a recirculation system**

**Both ponds built with rubber liners and Bentonite to prevent leaks**

**Both ponds have aerators and fountains with timers to increase fish health**

**Automatic irrigation system around the ponds and around the house**

**Ponds are stocked with Catfish, Redfish, and Bluegill.**

**Exotic Deer-Two Fallow and two Blackbucks. Wildlife Exemption on property**

**New high efficient air-conditioning unit added for Office and Library**

**All attics in house and guest house received added spray foam insulation**

**Decorative windows added with UV Screen and anti-fading reflectors**

**Stone floors have been polished. Neutral color and easy to maintain**

**Master, three living areas and one dining are all have views of pool and hills**

**Chandeliers and wall sconces have been added throughout the house.**

**Unique and detailed hand painted murals on the ceiling domes and barrel ceilings**

**Canvas murals on the ceiling of the master bedroom and living room**

**Upgraded crown molding throughout the house**

**Spacious open floor plan with glass window mirrors allows a serene view of the pool and the vastness of the hill country**

**Private quality gym located away from main living areas**

**Separate wine cellar/supply and storage rooms. Terrific storage areas throughout the property**

**Children's Playground**

**The houses and all buildings are not visible from the entrance are from and adjacent homes. Nothing but magnificent VIEWS**

**The house and grounds allow for a great getaway no-hassle lifestyle, yet it provides work/self-employment/leisure/ and outdoor activities of country living. A premium - convenient location close to down town, shopping and schools.**

**A third building has been added to the property: a 45 x 25' new storage/workshop/business building with spray foam insulation, metal roof and stone façade to match the main house**

**A 3000 gallon well water storage tank has been added**

**A new water softener and filtering and disinfecting system has been added  
System**

**Updated pool pump, pool equipment and a pool cover have been added**

**In one of the detached garages 20 x 35 feet has been made climate controlled with air-condition for workshop/office purposes. There is still much more garage space available in this garage.**

**All lights inside and outside have been changed to LED**

**There are separate quarters with two bedrooms, a full bath; living and kitchen that can be used as a Guest Quarters/Caretakers are Maids Quarters**

**Large covered Porte-cochere and circular drive. Ample parking for the largest event-have your own Woodstock**

**There is a small 1800s Split Log Cabin with a small outhouse. There is also a small livestock shed and corral. Horses are allowed.**