



Spyglass at Barton Springs

1719 Spyglass Dr., Austin, TX 78704




- We are nestled back to Barton Springs Greenbelt and just steps away from Zilker Park
- Our homes create for an easy lock & leave lifestyle, within a private gated community
- Indulge in luxurious features, carefully selected to create an intimate and relaxing lifestyle
- Discover our unique floor plans that combine contemporary architecture with high-end interiors
- Chef inspired kitchens and entertainment-centric floor plans
- Conveniently located to downtown theatres, museums, bars, and restaurants that give Austin its distinctive flavor
- 2 car garages for convenient parking
- Fully Maintained landscaping throughout
- Customize the Design Packages to meet your personal style

For More Information

Wendy Feeley
Sales Consultant

 512-699-7333

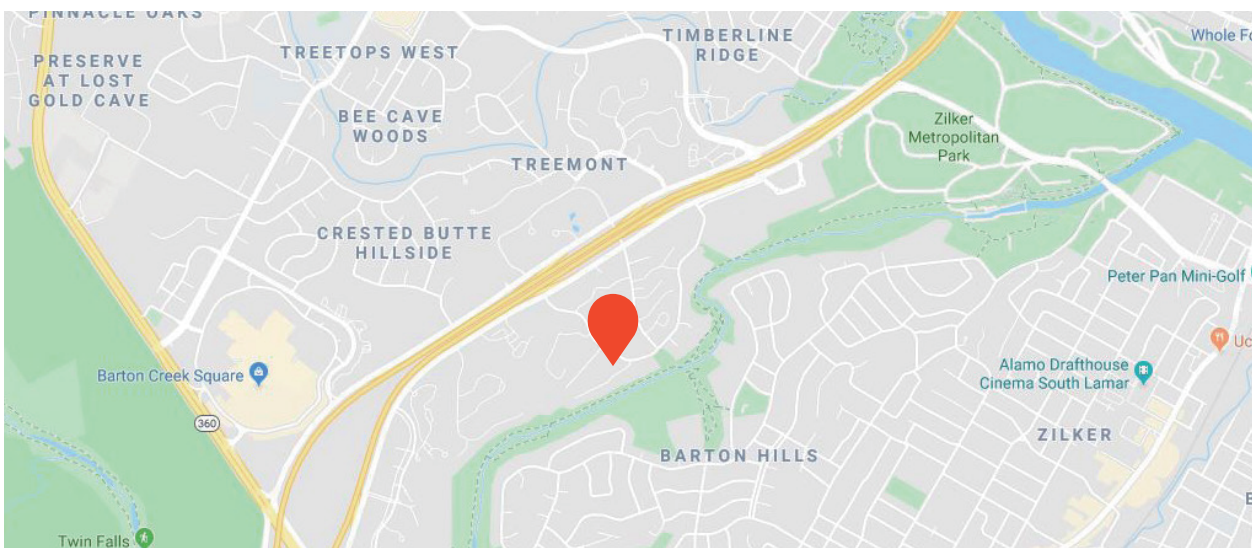
 wendyf@austintown.com

Site Plan



Artist rendering only. Actual colors and plans may vary significantly.

Location





Custom Features

Elegant Exteriors

- Elevations of Stylized Brick
- Covered back porches/ or balcony per plan
- Full gutters
- SHERWIN-WILLIAMS Exterior Paints
- Eight Foot Solid Wood Front Doors
- KWIKSET Halifax Front Door Handlesets
- 2 Car Garage
- Garage Door Openers with Dual Remotes
- Professionally Designed Landscape Packages
- Full Sprinkler System maintained by HOA
- Metal Roofing
- Energy Efficient Anderson Windows
- Base Framing Treated with Borate for Termites
- TAEXX Pest Control Tubing in Framing for Optional Pest Service from Hometeam
- 2 Exterior Outlets and 2 Hosebibs
- Rod Iron Fence

Inspiring Interiors

- 12 Foot Ceilings on First Floor
- Modern Metal Railing on Stairways
- Wood throughout, except bathrooms and utility
- SHERWIN-WILLIAMS Interior Paint Selections
- Six inch Base Moldings
- Eight Foot 3 panel Solid Wood Interior Doors
- KWIKSET Halifax Lever Hardware
- Wall Conduits for Flatscreen TV's in Master and Living, Gameroom
- Floor Plug in Living so Furnishings can Float in the Room
- Fireplace per plan
- Elevator per plan

Luxurious Master Suites

- Packages of Modern Tile Floors and Surrounds
- Shiloh Inset Cabinetry
- Frameless shower doors
- Tile to the ceiling in Master Shower
- Dual Vanities
- Quartz Counters with Rectangular Undermount Sinks
- HANSGROHE Chrome Plumbing Fixtures
- Shower head and Hand-Held Sprayers in all Baths
- Soaking Tub per plan
- Oversized Glass Showers with Seats
- Oversized Walk-in Closets with Pull-Down Rods for additional Hanging Space
- Powder bath square rectangular sink

Gourmet Kitchens

- Open Gourmet Kitchens with Spacious Quartz included on Prep and Serving Counters
- 42" Shiloh Inset Cabinets with Soft-Close Drawers and Pull-Out Trash Drawers
- Upper lighting with stacked cabinets
- Additional stacked cabinets with glass fronts
- Clean, Contemporary Tile Backsplashes
- Thermador 48 inch Pro Harmony Package
- Thermador Dishwashers
- Large Undermount Single Compartment Stainless Sinks
- 1/3 Horsepower Garbage Disposals
- Ice Maker Connection
- Recessed Can Lights with LED Bulbs
- Under Counter Lighting
- HANSGROHE Faucets with Sprayers

Quality Construction

- Engineered, Certified and Inspected Foundations
- Engineered Flooring Systems
- Full Security Systems with 2GIG Home Automation Capability
- Enhanced CAT5E Wiring for Phone and Home Internet
- Pre-Wire for Surround Sound in Living and Game Rooms
- 2 X 6 Exterior Walls
- Independent Third-Party Inspections on Foundations and Water Infiltration on Each Home



Eco-Hip™ for Sustainable Green Living

- Austin InTown Homes Eco-Hip™ Program Meets and Exceeds the New International Energy Code Standard
- R-19 Insulation in 2 x 6 Exterior Walls
- R-38 Insulation in Attic
- Insulation Around Powder and Utility Rooms
- Mold-Resistant Drywall
- Dual Flush, Elongated Toilets in every Bath
- Tankless Hot Water Heaters
- TYPAR Weather Barrier Systems
- LENNOX XC16 16 SEER HVAC System with Two-Stage Condenser. Runs longer on low speed for increased efficiency and humidity control
- Lennox Harmony III™ Zone System - allows customization of temperature in separate zones
- High Performance Media Air Filter - MERV 10
- Programmable Thermostats
- Radiant Barrier Attic Sheathing
- Anderson Metal Windows
- Energy Star Rated Thermador Appliances
- LED Light Bulbs
- Duct Blaster and Blower Door Testing on Each Home
- Low VOC Interior Paints
- Smart Light Switches

Continuing a policy for constant improvement, builder reserves the right to make modifications including changes, additions or deletions in the features, plans and specifications, and to substitute material of similar quality without notice or prior obligation. *Features may be available only in specific plans and/or in specific communities. The availability of these features is subject to change without notice. Features on homes constructed prior to this printing may have different features. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or conditions of any property herein described. All Rights Reserved. ©Spyglass Homes 2023



1719 Spyglass Unit 1

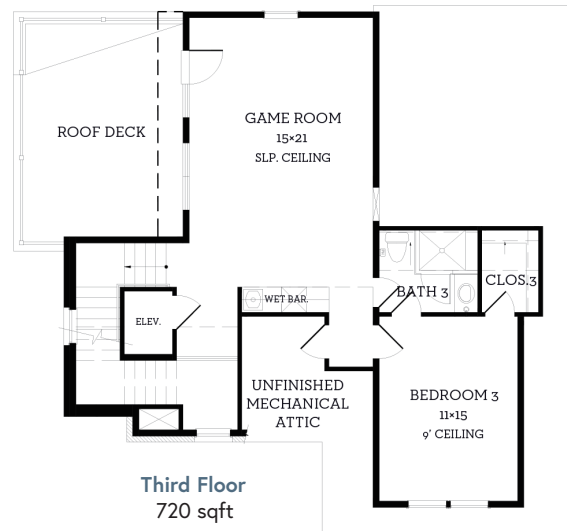
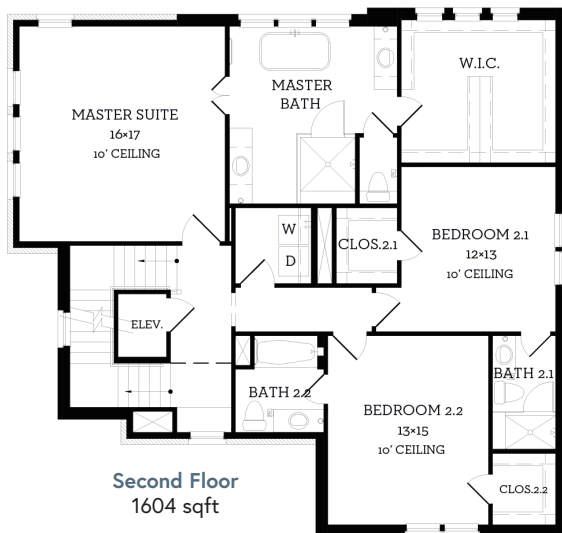
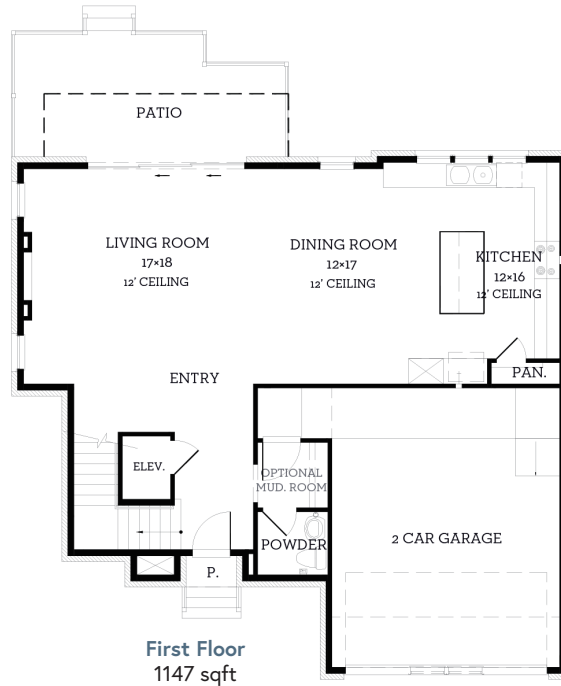
💰 \$1,859,000

🛏 4 Bedrooms

🚿 4.5 Bathrooms

📏 3,471 sqft

- Open Dining and Living with 12 foot ceilings
- Elevator option
- Kitchen Island centered to all entertaining areas
- Luxurious Master bath with standalone tub and walk-in shower
- Large walk-in closet
- This 4 bedroom home includes a game room on third floor
- Unit includes covered roof deck




All prices, features and plans are subject to change without notice. Square footage is approximate. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or conditions of any property herein described. Rev. 08-26-10 All Rights Reserved. ©Spyglass Homes 2023

1719 Spyglass Unit 6

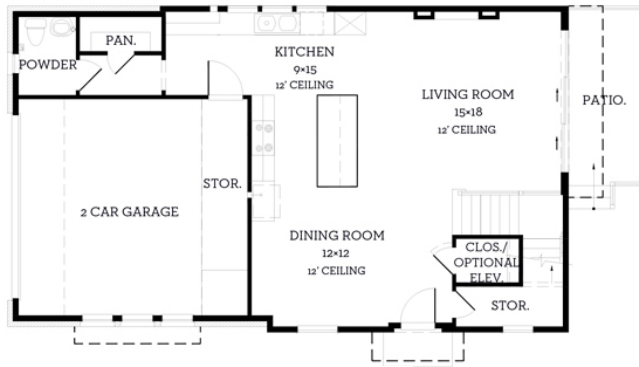
① \$1,599,000

 4 Bedrooms

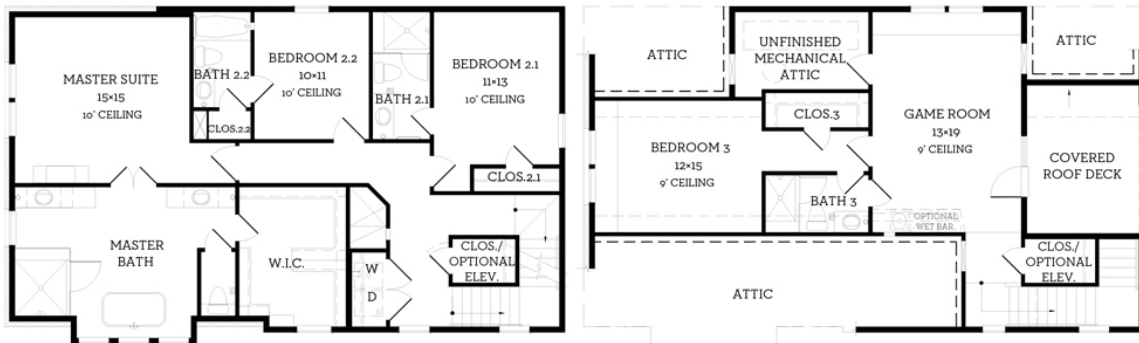
4.5 Bathrooms

 3,001 sqft

- Open Dining and Living with 12 foot ceilings
- Elevator option
- Kitchen Island centered to all entertaining areas
- Luxurious Master bath with standalone tub and walk-in shower
- Large walk-in closet
- This 4 bedroom home includes a game room on third floor
- Unit includes covered roof deck



First Floor
968 sqft



Second Floor
1402 sqft

Third Floor
631 sqft

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1719 Spyglass Unit 7

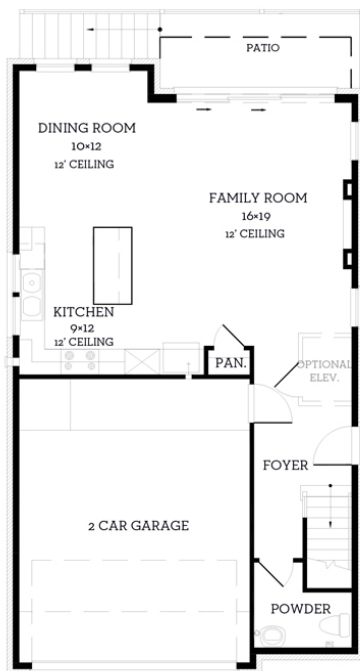
\$1,699,000

4 Bedrooms

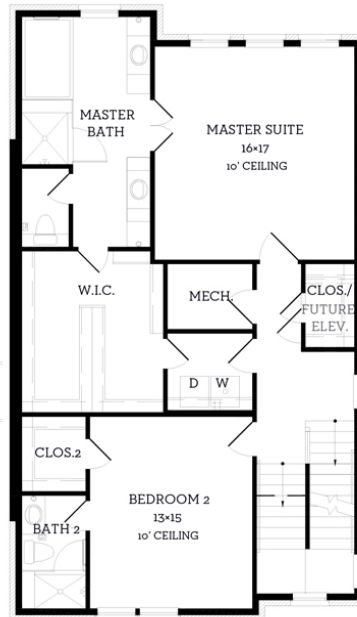
4.5 Bathrooms

3,160 sqft

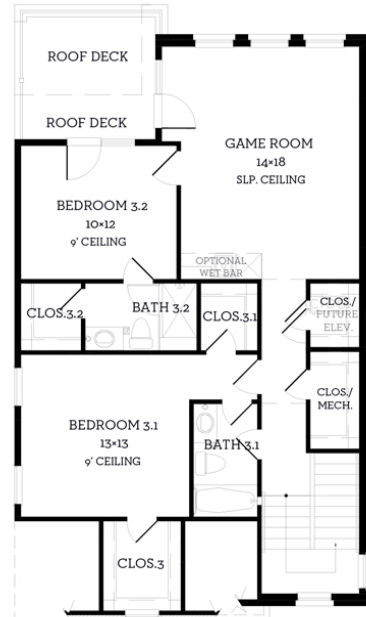
- Large Gourmet island centric to Living and Dining
- Thermador Built in Appliance Package with gas cooktop
- High 12 foot ceilings with Spacious Living areas
- Master Suite includes his and her vanity
- Third floor game room, optional wetbar with roof deck
- Includes built in contemporary fireplace



First Floor
862 sqft



Second Floor
1302 sqft



Third Floor
996 sqft

