

THE CASCADES

FINAL BUILDER CLOSEOUT-TOTAL LIQUIDATION



~~Was: \$638,998~~

Now: \$397,970

4 Bed, 4.5 Bath

0.379 Acres

Lot K-2

3200 Sq.Ft.

**2811 Stewart Way
Tyler, TX 75709**

SALES: 903-533-9700
3351 Cascades Court, Suite 305
Tyler, TX 75709
sales@cascadeslaketowers.com

Property Features:

All Stone Exterior on treed lot!

4 Bedrooms

4.5 Baths

Two Story

Garage: 2 attached plus one detached Studio Garage (bedroom, bathroom, 1 car garage)

Construction: Stone Exterior

1 Large Covered Porch, 1 Large Covered Balcony

Master Bedroom on Main Level (12' Ceiling) , with Hardwood Floors

Vaulted Great Room (22' Ceiling)

Study or Sunroom (12' Ceiling, hardwood floors)

Loft (12' Ceiling)

Granite Breakfast Bar

Fireplace: Ornamental fire place, cast stone surround with gas starters

Heating Features: Gas Central Heat, Gas Fireplace

Central Air Conditioning: 16 Seer Ultra Efficient Air Conditioners

Programmable Thermostats

Double Pane Low Energy Windows

Five blade 52" Ceiling Fans

Hardwood: Mill Creek, Appalachia wide plank, hand-scraped floors

Travertine marble in wet areas

Carpet in Bedrooms-Soapstone, 70 oz Stainmaster

Solid Honduran, Furniture Grade Mahogany, Old Growth Kitchen Cabinets: Burnished Walnut

Granite: Autumn Harmony (2cm polished granite with double OG 6cm edging)

Bronze Lighting & Nickel Plumbing Fixtures

Rounded Sheet Rock Corners

8' Solid Core Doors throughout

Kitchen Aid Stainless Steel Appliances,

Commercial 48" Stainless Gas Range and Double Ovens (electric convection ovens) & 8 burner range top gas burning grills

Marble, ornamental glass and metal Artistic designed back splashes

10' Ceilings in Bdrms

Massive Crown Molding and Window Trim

Complete Security System Throughout

Sequoia Lifetime Guaranteed Composition Shingles

Luxurious Marble Jacuzzi spa style tubs in Master and stand up showers with custom tile wrap around with seamless glass shower doors and surrounds,

Oversized garages that are textured and painted with crown molding in each,

Showcase stairways with custom powder coated rod iron spindles with stained hardwood railing

ALL HOMES SOLD "AS-IS, WHERE IS, WITH ALL FAULTS" EXCEPT FOR 1 YEAR BUILDER LIMITED WARRANTY AND 2-10 HOME BUYERS WARRANTY, PAID BY BUILDER.

Community Features:

GOLF CLUBHOUSE

Fine and Casual Dining*Wine Cellar and Wine Bar*Starbucks Coffee/Esspresso Bar*Golf and Pro Shop*Indoor Theater

*Full Service Bar*Luxurious Locker Rooms

LAKE CLUB AND MARINA

Marina*Lake Club*Destination Resort Swimming Pool*Beach Club*Enjoy the sun or Relax under the shaded Trellis

SPA

California Health Club*Sauna*Steam Room*Indoor Jacuzzi