

# ***THE CASCADES***

## ***FINAL BUILDER CLOSEOUT-TOTAL LIQUIDATION***



~~Was: \$821,263~~

**Now: \$489,970**

5 Bed, 5.5 Bath

0.465 Acres

Lot M-10

3480 Sq.Ft.

**2861 J. Cupit Court  
Tyler, TX 75709**

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

### **Property Features:**

*Beautiful Custom Home on Private Lake with Island. Dramatic Views! Gorgeous home site with Large Mature Trees! Two Massive Covered Balconies on Lake!!!*

5 Bedrooms

5.5 Baths

Three Story

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

Construction: Stone Exterior

Oversized Covered Patio to water's edge and Oversized Covered balcony off Family Room

Master Bedroom on Main Level (12' Ceiling), hardwood floors

Game room, carpet

Vaulted Family Room (23' Ceiling), hardwood floors

Dining Room (23' Ceiling), hardwood floors

Fireplace: Ornamental fire place, ornamental cast stone surrounds 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 Fan

Exotic Brazilian Cherry hardwood floors

Travertine Marble Floors in wet areas

Carpet in Extra Bedrooms-Soapstone

Solid Honduran, Furniture Grade Mahogany, Old Growth Kitchen Cabinets: Color: Warm Chestnut

Granite-New Venetian Gold (2cm polished granite with double OG 6 cm edging)

Nickel Lighting & Bronze 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/Espresso 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