

# *THE CASCADES*

## *FINAL BUILDER CLOSEOUT-TOTAL LIQUIDATION*



~~Was: \$595,549~~

**Now: \$397,790**

3 Bed, 3 Full Bath, 2 Half Bths  
0.350 Acres  
Lot K-12  
3182 Sq.Ft.

2878 Stewart Way  
Tyler, TX 75709

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Tyler, TX 75709  
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### **Property Features:**

*Beautiful Home with lots of natural light! Partial Golf Course View! Large Mature Trees on Lot!*

3 Bedrooms

3 Full Baths, 2 Half Baths

Two Story

Garage: 3 car attached

Construction: Stone and real old fashioned Stucco exterior

1 Large Covered Porch-main level, 1 Large -2<sup>nd</sup> floor Covered Balcony

Master Bedroom on Main Level (12' Ceiling), Travertine Marble Floors

Game Room and Media Room (9' Ceiling), Carpet floors

Family Room (22' Ceiling), Marble Floors

Dining Room (12' Ceiling), Marble Floors

Study/Living Room Option (12' Ceiling), Marble Floors

Breakfast Room (12' Ceiling), Marble Floors

Utility Room with Sink

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

Heating Features: Central, Electric, Gas Fireplace

Central Air Conditioning: 16 Seer, Ultra Efficient Air Conditioners

Programmable Thermostats

Double Pane Low Energy Windows

Five blade 52" Ceiling Fans

Marble Floors throughout

Carpet in Extra Bedrooms-Sunbeam, 70 oz Stainmaster

Solid Honduran, Furniture Grade Mahogany, Old Growth Kitchen Cabinets: Cinnamon

Granite: Black Galaxy (2cm polished granite with double OG 6cm 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 Extra 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