

2931 Stewart Way

The Cascades

TEMPORARY PRICE REDUCTION (Close by 6/30/10)

Includes \$15,000 landscaping allowance at closing



Was; \$638,998

\$391,708

5BR/5 ½ BA

3,688 SF

.382 acres

Sales Office:

903-533-9700

3351 Cascades Court, Suite 305

Tyler, TX 75709

sales@cascadeslaketowers.com

- ❖ Massive cast stone ornamental fireplace plus a stone fireplace in kitchen
- ❖ Garage: 3 attached plus one detached studio garage (1BR/1BA/1 garage)
- ❖ Real old fashioned stucco exterior
- ❖ Two large covered Al Fresco dining patios
- ❖ Master bedroom on main level (14' ceiling), with hardwood floors
- ❖ Game room and media room (11' ceiling), with carpet
- ❖ Family Room (20' Ceiling), Hardwood Floors
- ❖ Dining Room (14' Ceiling), Hardwood Floors
- ❖ Breakfast Room (10' Ceiling)
- ❖ Utility Room with Sink
- ❖ Heating Features: Central, Electric, Gas Fireplace
- ❖ Central Air Conditioning: 16 Seer, Ultra Efficient Air Conditioners
- ❖ Marble floors in wet areas
- ❖ Hardwood floors: Exotic Brazilian Walnut
- ❖ Double Pane Low Energy Windows
- ❖ Showcase stairways with custom powder coated rod iron spindles with stained hardwood railing
- ❖ Carpet in Extra Bedrooms-Sunbeam, 70 oz Stain master

- ❖ Solid Honduran, Furniture Grade Mahogany, Kitchen Cabinets: Warm Chestnut
- ❖ Granite: Ubatuba Extra (2cm polished granite with double OG 6cm edging)
- ❖ Bronze 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,

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*Enjoy the sun or Relax under the shaded Trellis

SPA

California Health Club*Sauna*Steam Room*Indoor Jacuzzi