

THE CASCADES

FINAL BUILDER CLOSEOUT-TOTAL LIQUIDATION



~~Was: \$551,538~~

Now: \$324,625

3 Bed, 3.5 Bath

0.244 Acres

Lot J-7

2597 Sq.ft.

4534 Triggs Trace

Tyler, TX 75709

SALES: 903-533-9700

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Tyler, TX 75709

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Property Features:

Beautiful interior home with large oak trees! All Brick and Cast Stone Exterior! Hilltop situated homesite!

3 Bedrooms

3.5 Baths

Two Story

Garage: 2 car attached

Construction: King Sized Brick, Stained Cedar Trim exterior

1 Extra Large covered Patio

Vaulted Great Room (22' Ceiling)

Master Bedroom on Main Level

Loft Upstairs that could be Office or Game Room

Utility Room with Sink

Fireplace: Ornamental fire place 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

Travertine Marble Floors in wet areas

Hardwood: Exotic Brazilian Cherry Hardwood

Carpet in Extra Bedrooms-Soapstone, 70 oz. Stainmaster

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

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

Nickel Lighting & 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*Outside Picnic and BBQ Areas

SPA

California Health Club*Sauna*Steam Room*Indoor Jacuzzi