

LOCATION, LOCATION, LOCATION!!

Come take a peek and fall in love.

1501 MENTEER DRIVE, CEDAR PARK, TEXAS 78613

2,717 Sq. Ft. Per Owner/Builder | 3 Bedrooms w/possible 4th Bedroom/flexroom - 2 1/2 Bathrooms | MLS# 4907723

Beautiful 3, possible 4, bedroom home. Centrally located in Cedar Park's highly sought after Buttercup Creek Subdivision and Leander ISD. Home features several updates and has an open, inviting floor plan. Neighborhood has numerous amenities. Home sits on a cul-de-sac. Well-maintained lawn shows pride of ownership & includes sprinkler

Exterior:

- Located on the interior section of a Cul-de-sac
- 2 1/2 car garage
- Low Maintenance 4 Sides Limestone Exterior
- Full Gutters all the way around the home
- Pride of ownership shows. Front and back yards, trees and garden beds have been well maintained.
- Upgraded dimensional shingles
- Sprinkler system in the front and back yard
- Large Stained deck stays cool under your feet

Flooring:

- Versailles pattern travertine tile
- Hardwood flooring
- Marble flooring in master

system. Enjoy the wooden deck and keep cool under the shade of trees. Inside has hardwood floors, Versailles pattern travertine tile, and marble flooring in Master. Updated shower. There is plumbing in place to add bathtub if desired. Come and take a peek and fall in love. You won't be disappointed.

Other:

- Updated vanities and large walk-in shower with bench-seating
- Plumbing in place to add bathtub if you so desire
- Privacy glass in shower, allowing in natural light
- Custom built shelving
- Utility bills are low and it is very inexpensive to run the A/C and heat
- Breakfast area and formal dining
- 2 living areas
- 4th bedroom is currently being used as TV room/flex space
- Built entertainment center in office
- Private large stained deck



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