

# Special Features

5 Hillside Court

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## Property & Exterior

- ❖ A 5,183 sq. ft. 3-story luxury home completed in 2021 by MPAC Development with design by Cornerstone Architects. Situated on a hill atop 0.88 acres of expertly landscaped property, outfitted with sprinkler system and designer lighting fixtures.
- ❖ Elegant gated entrance with pedestrian side gate; sensors located  $\frac{1}{3}$  of the way down the drive for easy exiting; "Party Mode" keeps gate open for guests.
- ❖ Large, shady Cherry Laurels and Japanese Yews provide natural beauty and privacy along a wide wrap-around drive. Drive has off-road gravel parking spaces, and leads to a 3- car garage around the back of the house, with ample space for additional parking and a full turn-around.
- ❖ 3-Car Garage has epoxy floors and is pre-wired for an electric car charging station.
- ❖ Total Parking: 3 garage + 6 additional
- ❖ Pristine infinity pool and spa are tiled with blue porcelain and gas-heated with a Pentair unit. Pool is 5.5 ft. deep at the center and includes storage space for equipment, located underneath.
- ❖ Resort-worthy, east-facing terrace has over 1500 sq. ft. of lounging potential and is crafted from Garapa, a South American hardwood. Custom steel planters, Coyote grill for outdoor cooking.
- ❖ Tiered lawn conducive to water run-off. Ample flat, grassy space for outdoor games.
- ❖ Luxe modern exterior of limestone and stucco is equipped with security cameras and a Google Nest video doorbell beside a 10-foot Durango steel front door.
- ❖ 5 Security Cameras (security monitor located in primary suite closet):
  - > Rear exterior off primary bedroom
  - > Rear exterior off living area access to desk
  - > Rear exterior off secondary bedroom/office on main floor
  - > Front exterior at entry
  - > Front exterior at garage and driveway



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## Interior

- ❖ Designed by Sara Malek Barney of Austin's finest BANDD DESIGN. Features European white oak floors, floor-to-ceiling Fleetwood slider doors, glossy-finish Level 5 walls, Anderson windows, soft open/close pocket doors, and Toto toilets throughout.
- ❖ Utilizes variable A/C, includes a fire sprinkler system, boasts a 300-ampere electrical system, and is wired for Sonos surround sound. 5 HVAC systems and 3 condensers.
- ❖ Floating staircase throughout all levels, with space for glass elevator.

## Ground Floor

- ❖ Large open media room with access to covered tile patio and backyard.
- ❖ Blue Roma stone wet bar, small refrigerator.
- ❖ Access to 3-car garage.
- ❖ Mudroom and adjacent half bath with floating vanity.

## 3rd Floor

- ❖ 3 bedrooms, all with walk-in closets, 2 with ensuite bathrooms and sweeping city views.
- ❖ Each bathroom has unique floor and shower tile design.
- ❖ Large open playroom/living area opens out onto a covered outdoor terrace facing the pool.
- ❖ "Kids' nook" at the top of the stairs features gorgeous Blue Roma stone counter.
- ❖ Full bathroom with tub shared between playroom and 3rd bedroom.
- ❖ Additional laundry room.



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## Main Floor

- ❖ Main floor features 12-foot ceilings and a seamless, spacious floor plan.
- ❖ State-of-the-art kitchen features spotless quartzite countertops, a waterfall quartzite island, large farmhouse sink and wet bar sink, built-in Sharp microwave, Wolf gas-range stovetop with Faber hood vent, Wolf double ovens, dishwasher, wine chiller, and Sub-Zero refrigerator/freezer with Custom Cabinetry door panels. Seamlessly integrated cabinetry by Counters Deluxe.
- ❖ Main floor living area is wired for a TV and features a stunning venetian plaster fireplace.
- ❖ Spacious office/guest room with downtown views, ensuite bathroom, and terrace access. Windows are wired for automatic blinds.
- ❖ Powder room with floating vanity and Native stone sink.
- ❖ Discreet mechanical closet and laundry room.
- ❖ Primary bedroom is on the main floor and features elegant hanging bedside lights, soothing pool views and terrace access with windows wired for automatic blinds.
  - Palatial bathroom with Native stone soaking tub, elegantly tiled Rainhead shower, Toto bidet, Native stone sink with floating vanity, and make-up counter.
  - Spacious walk-in closet features built-in shelves, a large accessory island, attic access, and mechanical closet with controls for HVAC/water heater/monitor for security system.
  - Additional dresser/coffee bar area in the nook between bathroom and closet.



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