

# 8700 Calera Drive

in the Barton Creek resort community

FOR SALE 327-6600



- ★ 5 Bedrooms, (Master & 2nd Bedroom down)
- ★ 5 Baths
- ★ 4 Living Areas
- ★ 2 Dining Areas
- ★ Spacious Entry
- ★ 3 Garage ports
- ★ Covered Terraces

*Excellent Value in Calera,  
Barton Creek's New Neighborhood*

\$ 1,249,000

- ★ Barton Creek enjoys a unique, casually elegant Texas Hill Country lifestyle. The Clubhouse, many schools & restaurants are nearby. The international airport is 20 minutes away, as is downtown Austin.
- ★ Calera Drive, with 53 home sites, is one of 16 gated Barton Creek neighborhoods.
- ★ 8700 Calera was completed in 2008. The owner has added many thoughtful, custom improvements. (**Improvement List available.**)
- ★ This floor plan makes it easy for a couple to live entirely on the main level with Master Bedroom and Guest Bedroom downstairs.
- ★ The spacious living room and serving bar extend out from the kitchen, inviting memorable socializing and easy circulation throughout.
- ★ The lot & fenced yard gain privacy from adjoining native buffer areas.
- ★ Approximately 5,490 SF (per appraiser), and .847 acre.

See **Seller's Disclosure Form**. All information is subject to verification by Buyer. Brokers & Owner make no guarantees of information such as estimates of square feet, lot size, age or functionality of systems. Buyer is advised to obtain property **inspections**, a new **survey**, and consult an **attorney** about any legal questions.



[www.8700calera.info](http://www.8700calera.info)



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