



WRITING SAMPLE

Client: Maxavenue

Cedar Park home offers flexibility and proximity to parks

By Gretchen Heber

Imagine having two beautiful nature preserves practically in your backyard when you're at home in this 3 bedroom, 2 bathroom charmer at 2011 Burnie Bishop Place in Cedar Park. Enjoy an early-morning hike, and when you're worn out from your exercise, appreciate the comforts of your one-story, brick home with its large, carpeted master bedroom featuring a window seat and en suite bathroom with double vanity, garden tub and separate shower.

You'll also love the flexibility you'll find in this home, with its two bonus rooms that are ready to be customized for your needs. Game room, office space, formal dining — whatever makes sense for your lifestyle — you'll have plenty of space to personalize this home.

Enjoy entertaining friends and family in this home's attractive and beautifully landscaped outdoor space. Step out of the charming French doors and hear the soothing sounds of the delightful back-patio fountain. You'll appreciate the covered patio that offers ceiling fans, painted concrete flooring and a built-in grill. And as if that weren't enough, there's another cozy patio area that features a custom-built fire pit, perfect for roasting marshmallows on cool autumn nights. The ample hardscape combined with generous swaths of sparkling native Texas crushed granite "patio" means you won't spend every weekend doing extraordinary amounts of yard work.

When it gets too chilly outdoors, invite your guests indoors to enjoy the large, open living room with its beautiful hardwood floors. There's a gas log fireplace with an extra-long, tiled, raised hearth, extensive built-ins and even a bar area.

This home features a nice-sized, tile-floored kitchen with wood cabinets, a black range, a built-in microwave, a center island and adjacent breakfast room with a window seat. Throughout the home, appreciate the special architectural touches such as arched doorways, art nooks, crown molding, chair rail and a tray ceiling.

A laundry room offers plenty of storage, as does the attached, two-car garage.

Getting out and about

Numerous natural areas — characterized by dozens of caves — are a short walk away from this home. Imagine escaping the afternoon sun by exploring these cavernous wonders. Above ground, enjoy the sights and sounds of nature as you hike the beautiful trails that wind through the many nearby preserves, which include Godzilla, Buttercup and Discovery Well. Also close by is Kay Redden Park, which offers an interactive fountain, large playscape, pool and picnic areas — a perfect setup for family birthday parties. Elizabeth Milburn Park, 7 minutes away by car, offers similar amenities. Janet Bartles park, 4 minutes away, also has tennis courts.

With quick access to U.S. 183, Lakeline Blvd., and Anderson Mill Road, you'll appreciate the quick commute to work and play. Downtown Austin is a 30-minute drive, and you'll be at Austin Bergstrom International Airport in 40 minutes. Round Rock is about 20 miles east.

Lakeline Mall, with scores of shopping, entertainment and dining options, is a 10-minute drive away, and the upscale Domain shopping and dining area is about 20 minutes away.

Families will be happy to be close to Westside elementary, Cedar Park middle and Vista Ridge high schools.

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3 beds, 2 baths & 2 bonus spaces offer flexibility in this 1-story Cedar Park charmer that's close to many nature preserves & Lakeline Mall. French doors lead to outdoor space w/ fountain, covered patio, fire pit & built-in grill. Big master bath w/ 2 vanities, garden tub & separate shower. Big living room has gas fireplace, built-ins & wood floors. Kitchen has wood cabinets, breakfast area & island. Architectural extras throughout: arched doorways, crown molding, chair rail, tray ceiling. 2-car garage.