

# Marketing Copy

## Canyon View

Listing Agent: Darin Walker

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### **World-Class Architecture Exalts Panoramic City Views**

On par with world-class homes in the most sophisticated cities, this spectacular residence is the embodiment of the new Austin. Capitalizing on view worth millions, the structure is architected to make the most of the property overlooking a verdant canyon, framing panoramic vistas of the evolving Austin skyline from the Capitol to downtown. Designed to provide unimpeded sight lines from the street through to the horizon, gentle curves of long-form brick guide the eye under the bridged living level past a lush courtyard to the city glittering beyond. A river of green flows from the entry to the canyon, punctuated by the negative-edge pool suspended above the valley. The home's three levels cascade down the hillside and provide striking views from every room.

### **Dramatic, Sophisticated Entertaining**

Designed for spectacular entertaining, guests will be struck by the drama and sophistication from the moment they arrive. After pausing to admire the vista from the courtyard, they will ascend the grand marble staircase to the upper level to be greeted by an even more arresting panorama through floor-to-ceiling windows. The living/dining area on the upper floor opens to a trellis-covered viewing deck from which guests can marvel at the view and enjoy the breeze. The glamorous kitchen is worth of being the center of the party and is complemented by a temperature-controlled wine room that ensures glasses never run dry. The celebration can spill out on the ground floor courtyard with guests splashing in the pool or warming up in the spa; a summer kitchen on this level also ensures as steady flow of refreshments. The lower floor offers both a spacious family room and screening room for more casual gatherings or movie night.

### **Exquisite Materials and Attention to Detail**

This urbane, sophisticated home is designed and build in collaboration with Foursquare Builders, one of Austin's most awarded luxury construction firms. With forty years' experience building exceptional residences, Foursquare is known for utmost quality and attention to detail. Exquisite finishes throughout whisper of luxury and provide a warm, contemporary backdrop to the incredible view. Rich white-oak floors and burnished walnut cabinetry provide an organic grounding to open, airy spaces; multiple colors of creamy marble and imported Italian tile are hand-selected to enhance every surface. Bespoke lighting plus the finest hardware and plumbing fixtures add the final polished touches. For those who want a move-in-ready experience, a complete, ultra-luxury furniture package has been curated by the design team to complement the architecture and ensure every piece works in harmony to create a striking whole.

### **Every Need Accounted For**

The floorplan provides the perfect space for any activity, whether it's gathering, relaxing or retreating. In addition to the kitchen/living/dining space, the upper floor hosts the sumptuous primary suite offering 180-degree views through floor-to-ceiling corner windows, opening to a private balcony where you can enjoy morning coffee overlooking the canyon. Worthy of a five-star spa, the marble-clad bath is a serene, luxurious place to prepare for the day. Bracketing the courtyard and outdoor living space, the ground floor includes two wings featuring an office with a garden view, three additional bedrooms, a guest suite and guest kitchen plus a summer kitchen. The lower level offers an additional bedroom, a screening room and spacious family room which opens out to a secluded lawn. All levels are serviced by an elevator for convenience.