

# HAVE FUN, PLAY IT COOL IN THE POOL!



9913 SAVANNAH RIDGE  
\$409,000

BEAUTIFUL TRADITIONAL WITH  
POOL PLUS ROOM FOR PLAY!



- ◆ 5 bedrooms, 3.5 baths, 3 living areas (family room, downstairs study, & upstairs game room) and 2-car garage; 5th Bedroom can be media or exercise room
- ◆ Completed 2006; 3,157sqft per TCAD
- ◆ Fabulous heated salt-water pool & spa surrounded by large patios—ideal for entertaining; covered porch and arbor plus northwest facing orientation provide abundant evening shade; pool includes remote control for ease and convenience
- ◆ Fantastic level lot, approximately 190 feet deep, with large grassy area for play
- ◆ Gorgeous wood floors in the great room, formal dining and study
- ◆ Spacious kitchen with large central island, stainless steel appliances, decorative tile backsplash, Silestone countertops, & tile floors
- ◆ Large great room opens to the kitchen & breakfast area and overlooks the pool and back yard
- ◆ May 2009: New Hail-resistant Roof with Warranty
- ◆ Large master with sitting area and private bath with double sinks and separate shower
- ◆ Tinted windows for heat reduction in summer
- ◆ Quiet street with limited traffic
- ◆ Acclaimed Leander ISD Schools: Grandview Hills Elementary; Canyon Ridge Middle School; Cedar Park High School
- ◆ MLS# 5430744; 2009 Estimated Taxes: \$7,875



**BETTY HOOD**

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