

# 6805 Chalk Hill Drive – Things to love

(Notes to potential buyers from the owners 2012-2021)

- Amazing general location that keeps getting better
  - Generally, very pretty with lots of trees and hills/views. Driving down Yaupon and then onto Spicewood Springs Rd, always reminds us of the unique beauty of this neighborhood.
  - Very central with excellent conveniences to everything such as the Domain, the Arboretum, Costco, Trader Joe's, and lots of really great restaurants very nearby. We never seem to need to drive for more than 10 minutes to get to anything.
  - We've also found top notch businesses for things like kid's classes/activities such as swimming schools, dance, music.
  - Hiking trails and children's playground 1-2 minute walking distance. Surrounded by nature.
  - Nice wide roads with bike lanes. Great for walking, jogging, or riding bikes. This area is especially amazing for road-cycling and mountain biking. There is no need to drive to a start-location, just start from the house to access the best cycling routes.
  - Values will keep going up with big tech locating nearby.
  
- Schools
  - Simply the best schools in this area (Round Rock ISD). Our children attended both elementary and middle schools and we have found them to live up to their fame.
  - School buses stop right at Yaupon and Chalk Hill.
  
- The specific location of this house
  - The house backs to the Bull Creek Preserve and nature trails providing privacy and serenity. The backyard is very peaceful and relaxing.
  - The most awesome and best neighbors you will ever meet. Intelligent, thoughtful, friendly, helpful, and quiet.
  - Houses are all well taken care of, usually with professional landscaping services.
  - An incredibly quiet street. Fantastic for kids. Not being directly on Yaupon provides an even quieter and more peaceful experience.
  - This specific lot is quite flat, so the driveway is flat and the large backyard fully usable (i.e., no steep drop-off). But we still get views (as we sit atop Yucca Mountain), so it is the best of both worlds.

- Interesting/unique features
  - In the remodels we used the finest materials, components and appliances. We bought the items to be not just stylish, but functional and durable to last a very long time.
  - Entire house is hard flooring (even the walk-in closets). No carpet.
  - The kitchen vent hood (GE Profile JV966DSS) has a massive multi-speed motor which pulls 590CFM of air. For those that love to cook, this is invaluable.
  - Working outdoor speakers mounted on back of the house (driven from the living room stereo wiring).
  - House is all-sides stone and built like a tank (Hammonds Homes). Also helps with keeping cool in the summer and warm in the winter.
  - Recirculating hot water system provides instant warm water throughout the house.
  - All lower kitchen cabinets have pull-out shelves.
  - Super-deep custom-built drawers below 36" cooktop for storing large pots and pans.
  - There are electrical outlets inside and above the kitchen cabinets. We use one for a WiFi repeater!
  - The 3-car tandem garage fits two large vehicles with plenty of space for everything else. Many garages have walls very close to the edges of the garage door. This house has a large space on each side allowing two SUVs to be parked inside and still hang tools on the walls.
  - The high-end garage door we had installed is insulated and strong. This helps with insulating the rooms above and wont flex in high winds, meaning less debris in the garage.
  - Outdoor AC units sit on a raised and sturdy concrete foundation section which keeps them stable and in excellent condition.
  - The flooring in this house is of exceptional durability as evidenced by the staircase for example. The upstairs bathroom tiles are especially high quality.
  - The large tree next to the deck provides excellent shade so you can enjoy the deck on sunny days.
  - All bedrooms have large walk-in closets.

Our family has truly loved living at 6805 Chalk Hill Drive for the past nine years. We hope it shows through in the improvements we have made and our comments above. We trust you and your family will love and enjoy the home and the surroundings as much as we have.