

**Live Oak Custom Homes**  
**1420 Howlin Wolf Trail**  
**Pflugerville Heights near Round Rock**  
**Buy now for \$279,000**  
**Rent now for \$1,850/month**

**Location Features**

New sub-division in great location on Pflugerville/Round Rock border  
All homes in Pflugerville Heights Phase 1 are deed restricted to 4-sided brick or stone  
- No siding allowed on these homes  
Less than 1 mile to Hwy 45, near Dell Computer headquarters  
Neighborhood park - half block away  
Pflugerville Independent School District

**House Features**

2045 sq ft., 1 story, 3 bedroom, 2 bath, formal dining, breakfast nook  
- Office/flex room could be used as 4th bedroom  
4 sides brick exterior  
Bright & open floor plan with large rooms  
Private, covered patio with gas outlet for BBQ pit; extra tall glass door at rear entrance  
Recess lights, walk-in closets, French style doors on Office/Study  
Spacious master bath includes custom tile throughout and a huge tub with tile surround  
Master bath also has extra large, tile, walk-in shower with 2 shower heads and seat  
Glass block window in master bathroom  
Custom, gas fireplace with stone surround  
Custom tile backsplash in kitchen  
Ceiling fan in living room and master bedroom; other rooms blocked and wired for fans  
Sprinkler system and drought resistant Bermuda grass.  
Pre-wired for security system  
Second bathroom has 2 rooms and double vanity  
Custom tile work and premium carpet throughout; tile Great Room floor  
Crown molding in master bedroom  
Bull nose corners on sheetrock  
5" baseboard throughout  
Water softner

**Other standard features for Live Oak Custom Homes**

Moen faucets and fixtures  
OSB sheathing with Marvel Guard moisture prevention wrap  
Acme Brick on 4 sides  
Hardie-plank materials used on cornices and soffits  
Lennox climate control system  
Double pane/Energy efficient windows  
Steel tub with tile surround in second bathroom  
Energy savings, roof ventilation system with 30 year Owens Corning shingles

**Sales Information**

**Live Oak Custom Homes -- Jeff Vernon: 512-480-8243**

**Built by Live Oak Custom Homes**

Certified member Texas Residential Construction Commission  
and Bonded Builders Warranty Group

**Web Site: [www.liveoak-customhomes.com](http://www.liveoak-customhomes.com)**