

*This is a must see home: five bedrooms, 3,251 sq. ft. and has only had one owner. The list price is \$322,000. But you have to see it for yourself.*

# Possibly The Best Home On The Market

## 5/3 layout, perfect shape, school track = Patton, Small, Austin

**I**f you're shopping for an SUV, you can't be satisfied with a Prius. Likewise, if you're shopping for a big home, a smaller home simply will not do. **6320 Zaddock Woods** will be your home of choice if you need a five bedroom home in a popular neighborhood. This home measures **3,251 sq. ft.** and has a versatile floor plan that could offer three living areas. The list price is **\$322,000.**

### Built in '92 And Looks Like New

This home was built in **1992** by Newmark Homes and the builder took pains to offer several floor plans and different elevations to insure a pleasing variety of homes. You won't yawn at what appears to be the same house every third house and you'll agree, this is a nice looking home. The tall two-story design and a handsome brick exterior make it one of the outstanding homes on this street. *Trace the interior layout, using the drawing above, as we take a quick tour.*

### You'll Say Wow When You Step Inside

The covered porch adds dimension and protection for the front entry and the leaded glass door makes an inviting entrance. As you step inside two things will get your attention

and you and your guests will be pleasantly surprised. Just as you'd expect with a home this size, there's an open, comfortable, open feeling as you enter and the hardwood flooring is eye catching. The floor was recently installed and it is beautiful. The finish is walnut and this dark floor contrasts nicely with the light walls and other interior finishes. *Get your bearings.* The formal living area is to your immediate left and the formal dining area is at the rear. The living room has a high ceiling and is large enough to accommodate most any furniture arrangement and the dining area will handle your long, formal table with no problem. As you start looking closer at the interior, here is what you'll really appreciate. Crown molding and tall floor molding throughout the house that give the elegant touch every homeowner wants. Many of the windows have arched, stationary windows at the top and each window unit has wide plantation shutters that provide a relaxed, yet formal appearance. *These are nice.*

### Family Room & Kitchen

As you move further inside, you'll be excited by the next two important areas: the family room and the kitchen. The family room is at the back of the home and is every bit as inviting as

the front of the house..... maybe more so and you'll love it. This big room is anchored by a corner fireplace and has a large set of windows on the back wall for plenty of natural light. It measures almost 13' x 17' so you won't have to measure to be sure your furniture will fit. *Look carefully at the floor plan.* This casual room is open to the kitchen, via a large opening, so the cook will stay a part of the conversation, even while preparing dinner. And this opening has a long breakfast bar for snacks, quick meals, or serving buffet style. The kitchen is next and looking through the wide pass through you can see the important parts of this room. There's a convenient island workstation, plenty of cabinet space and the new Silestone® countertops and tile splashbacks look great! The built-in double oven and microwave may be expected, but there's a walk-in pantry too and this area has an attractive large square, ceramic tile floor, which compliments the area perfectly.

### See The Backyard

At the north end of the kitchen is the breakfast area and while this may be considered a minor area by some, this eating area is roomy and bright - see for yourself. The back door is here and this is a good time to look at the backyard.

A small covered porch gives way to a backyard, which is typical for the neighborhood, but maybe not. A couple of shade trees and an open yard will give any family and family pet room to exercise. The privacy fence is in good shape and if you didn't notice when you crossed the front yard, there is a full lawn sprinkler system, which keeps the grass green. At the other end of the breakfast area is the laundry room and garage and, yes, you must look. The laundry area will handle the big, new appliances and this pass through area leads to the garage. The two car garage is well kept, has finished walls and will not be an embarrassment if you leave the door up.

### Fifth Bedroom Or Home Office?

The master bedroom is showoff worthy. There is ample floor space and three big windows across the back wall create a wall of light. And unlike most new homes, there are his and hers walk-in closets - not one gigantic room - so keep your closet as you like and let your mate do the same. The master bath has new 20" tile

flooring and has plenty of floorspace. There are dual vanities, a private throne, a separate shower and a big corner tub. *Would you expect anything less?* Now, before heading upstairs, find the fifth bedroom, or home office, to the right of the kitchen. The third bathroom is here as well and this versatile bedroom is tucked away, which is perfect if this is your study, guest room or the oldest child's room.

### Three Bedrooms Are Upstairs

A wide staircase leads upstairs and to the three secondary bedrooms. Built-in bookshelves on the stairway are a perfect place to display your favorite pictures or books and the stairs open onto a wide, second floor landing. And while this area is not large, there is a small 'nook' here which is perfect for a desk, or lamp and chair. Each of the three bedrooms is a bit different and the family pecking order will surely determine which child goes where. But be confident your family will fit here and be comfortable.

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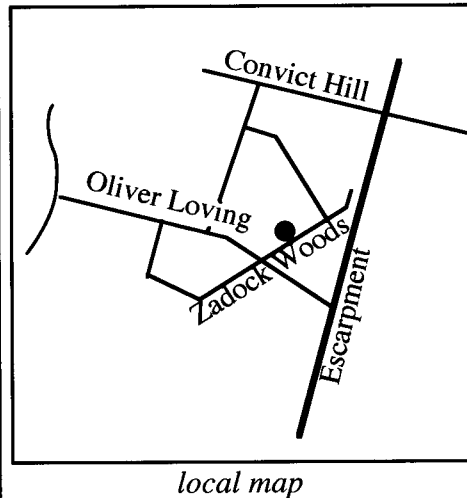
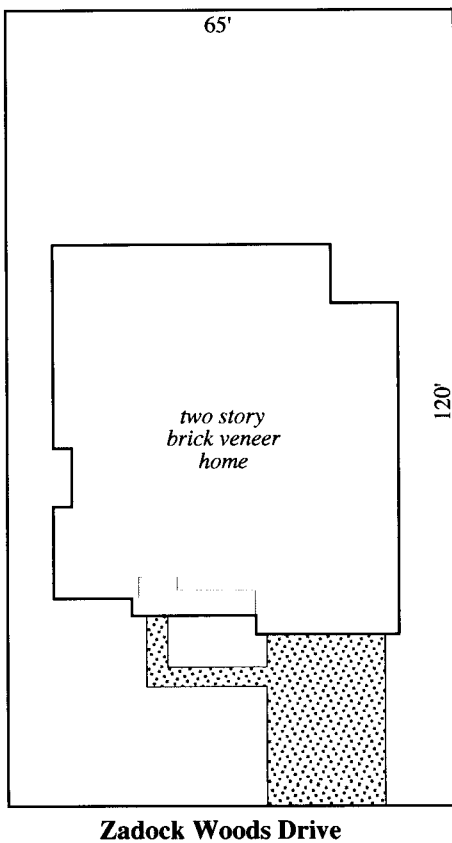
Original owner care and recent improvements have created a home of standout quality that can compete with comparable new homes and all resale homes in the area. Don't believe me? The exterior and interior have been recently painted, the landscaping is mature and the lawn is thick and don't forget real hardwood flooring and beautiful, contemporary ceramic tile flooring and splashbacks and Silesone® counters. **This big, five bedroom home measures over 3,250 sq. ft. and the asking price is \$322,000.** If this is in your price range, take this challenge. Compare this home to any other home on the market and critique them based on condition, size and updates. If you're honest with yourself, you'll be sold on this home.

### Call Chip

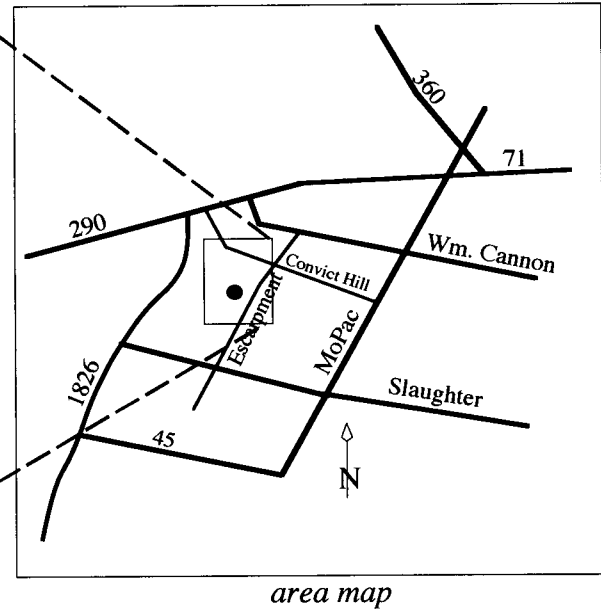
Call your agent now to see the inside. Not working with an agent? Call the listing broker for more information and to schedule a showing.

Call **Chip Kidd** at **282-5377**.

*Below is the plat of the property.  
Truly one of the most appealing homes  
on the market today.*



Driving map to 6320 Zadock Woods



**Chip Kidd**  
**Realty Services**  
**282-5377**  
**chipkiddrealty.com**