



# Home Feature Sheet

## 454 Pond View Pass Buda, TX 78610

### General Features

- List price \$338,000
- 3 great-sized bedrooms
- 2 bathrooms
- 1,801 sq. ft. of living space
- Built-in 2014
- Move-in ready, beautifully-maintained home!
- Spacious single-story floor plan with open-concept layout!
- 11-foot soaring ceilings throughout
- Hardwood floors in main living areas
- Walk-in closets in all bedrooms
- Ceiling fans in key rooms for year-round comfort
- Versatile secondary bedroom ideal as office, guest room, or hobby space
- Abundant natural light from large windows
- Brand-new carpet installed
- Warm modern finishes throughout
- Attached 2-car garage

### Kitchen

- Elegant granite countertops
- Generous breakfast bar perfect for casual dining and entertaining
- Eye-catching architectural details throughout
- Seamless flow to living and dining areas
- Open-concept design

### Primary Bedroom

- Spacious and private primary suite
- Features ceiling fan, lots of space, and natural light
- Large walk-in closet w/ hardwood floors

### Primary Bathroom

- Dual vanities
- Soaking garden tub
- Separate walk-in shower
- Designer tile flooring and finishes

### Exterior

- All sides masonry
- Covered patio
- Expansive backyard, ideal for entertaining, play, or quiet evenings
- Separate storage shed
- Space for gardening, gatherings, or enjoying the outdoors
- Great curb appeal and well-maintained landscaping

### Included

- Washer & Dryer
- Curtain Rods
- Refrigerator
- Garage shelving
- Ring Doorbell
- Ring Flood Lights

### Not Included

- Curtains

### Area Amenities

- Sunfield Elementary School
- Two Lazy rivers
- Amphitheater
- Fishing ponds
- Pocket parks throughout
- Large dog park
- Covered mailboxes
- Multiple Playgrounds
- Pool and Two Splash Pads
- Lifestyle activities coordinator on site
- Easy Access to IH 35 & 130 Toll Road
- 5 minutes away from grocery store & restaurants



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