

# For Sale: Lupine Lane Cottage \$149,900

This 2,983 square foot building has a large, open floor plan that is ideal for residential or commercial use. The building will make a wonderful lake or ranch house or could be used as a school or offices.

The building was purchased brand new in August 2012. Upon being set on August 15<sup>th</sup>, 2012, a new central air and heating system, new plank flooring and all new kitchen appliances were installed. There are over \$60,000 of improvements, including front and side decks. The decks and fencing will be included. There are 3 full bathrooms, including a master bath with a shower and garden tub as well as a fireplace. Please see the attached layout for the complete floorplan.

The building has been used as a school during the 2012-2013 school year and the first half of the 2013 school year. During this time, it has undergone daily professional cleaning and careful maintenance and upkeep.

Please inquire with Lauren via email: [lboyle@lupinelane.com](mailto:lboyle@lupinelane.com) or cell: 512-565-1501 if interested in a showing or further details.

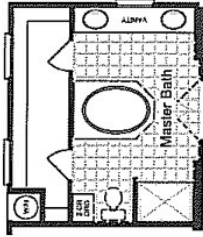
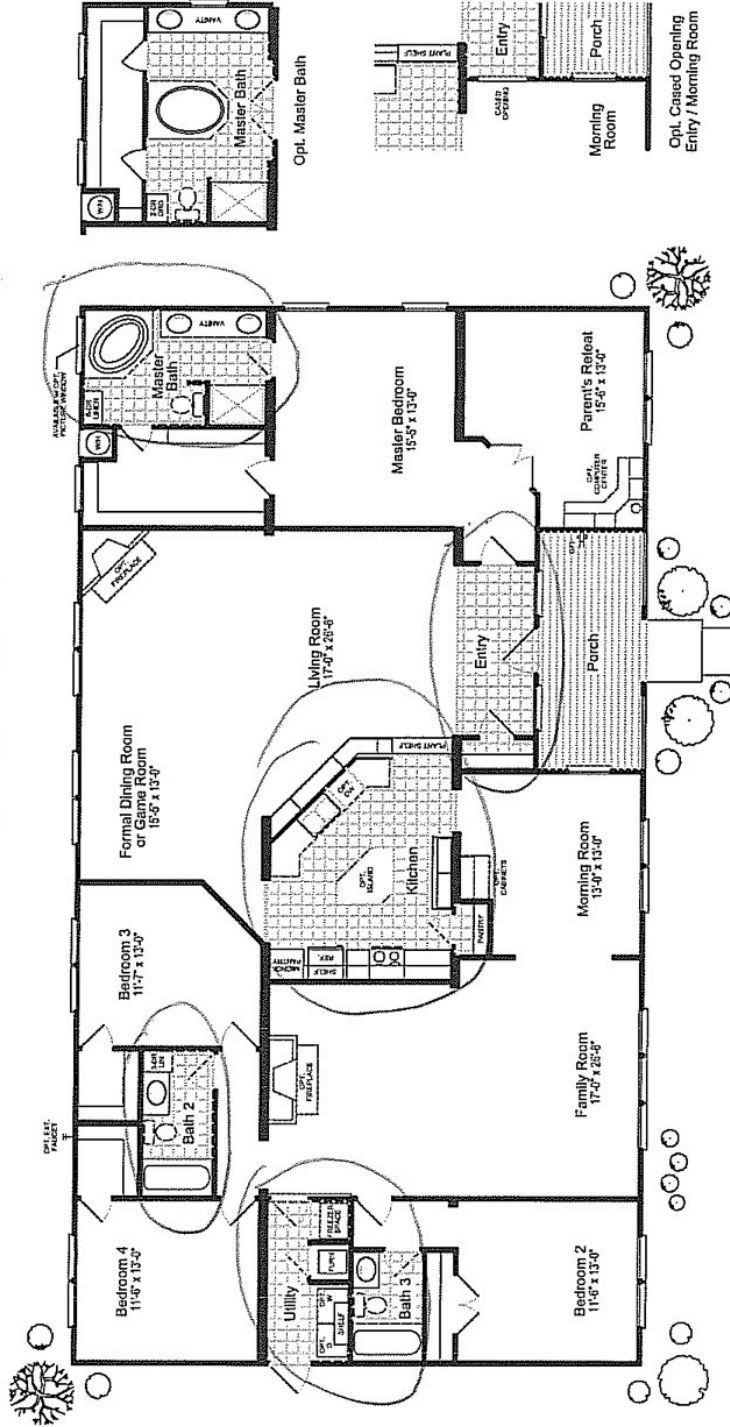


We invite you to view an entire album of the Lupine Lane Cottage here:

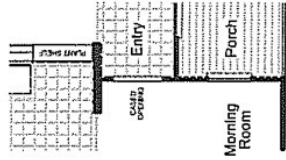
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**VISTA RIDGE**  
By Palm Harbor Homes



Opt. Master Bath



Opt. Cased Opening Entry / Morning Room

**"THE GOTHAM"**  
w/ Opt. Hacienda  
Living Room Kitchen  
Model: VRWD 76F8

2983 Square feet  
41' x 76'

**4 Bedrooms / 3 Baths**  
Austin, Texas Date: 9/15/2010

**Key Features:**

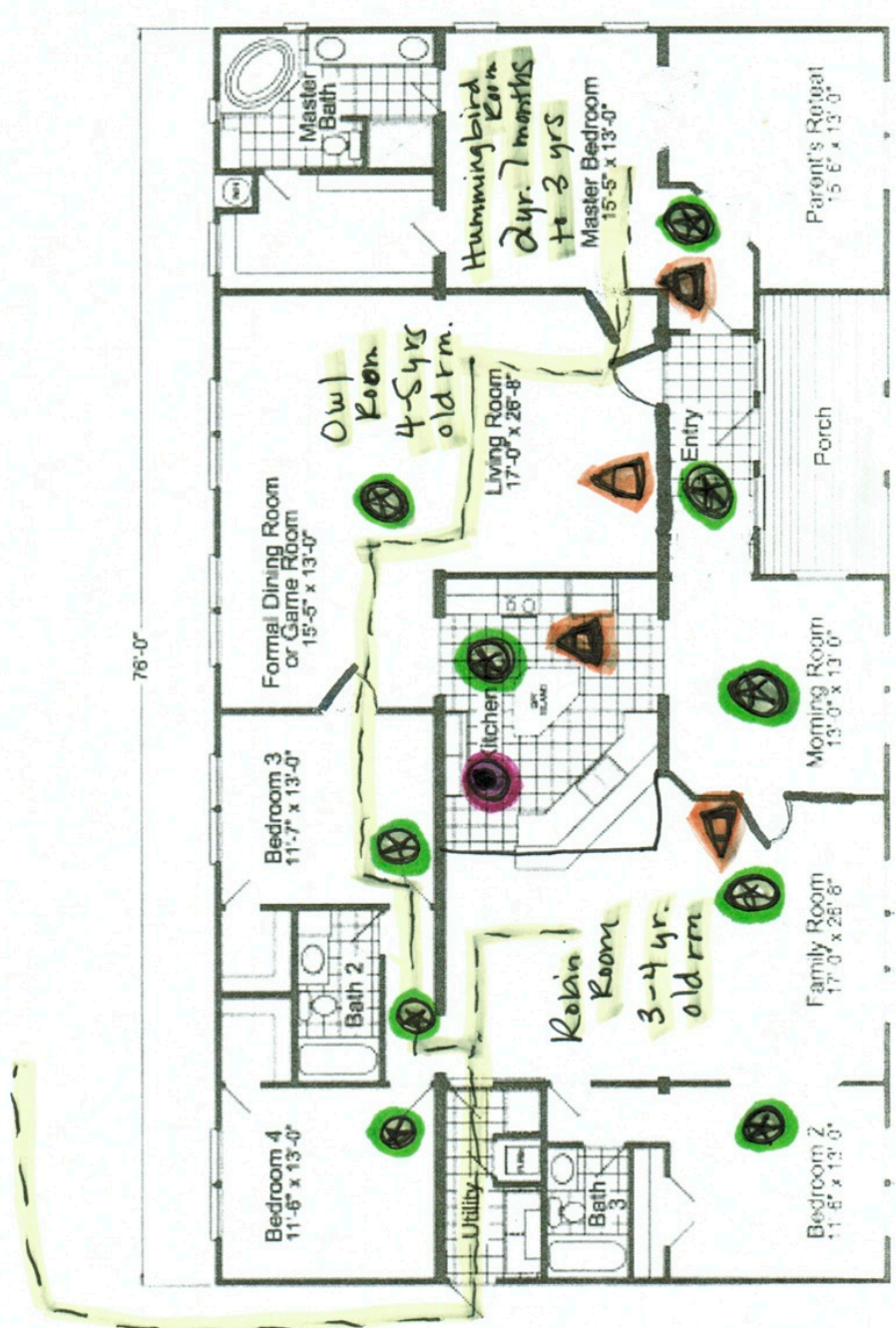
- Parent's Retreat and Morning Room
- 2 Spacious Living Areas
- 2 Dining Areas
- 4 Bedrooms, 3 Baths
- Multiple Kitchen Layout Options
- Walk-Thru Master Closet
- Covered Porch and Entry



Because Palm Harbor Homes has a continuous product updating and improvement process, specifications are subject to change without notice or obligation. Likewise, the floor plan shown is representative only and may vary from the actual home. Square footage calculations are based on nominal widths and all room dimensions are approximate subject to industry standards. R-values may vary in compressed areas. Some transportation components may have been recycled after close inspection for safety and appearance.

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-  - Smoke detector
-  - fire extinguisher + first aid kit (OSHA certified)
-  - Carbon monoxide
-  - exit route