



7636 Paruline Drive
Austin, TX 78738

Available
February 2022

SQUARE FT.
3,155 sq. ft. **PRICE**
\$962,243

GARAGE
 2 **STORIES**
 1

BEDROOMS
 4 **BATHS**
 3.5



WELCOME TO The Whitney

Easy one-story living! You'll love this spacious Whitney floorplan with upgrades, including 15 foot sliding doors and a fireplace in the family room. Plus, the extra-large dining room with adjacent serving area and a separate butler's pantry. The owner's suite features a gorgeous tray ceiling and the beautiful covered patio backs up to the greenbelt. This home also features a large mudroom off the garage with an extra tandem storage section; and a dedicated study - ideal for working from home.

About Provence 70s

Close to the serene waters of Lake Travis is the newly built master-planned community of Provence. Here, amid the natural beauty of the Hill Country and close to the work centers of Austin, you'll find a collection of exceptionally designed homes by Ashton Woods. Residents at Provence enjoy an atmosphere of rustic luxury and an amenity-rich lifestyle. Relax with neighbors on sunny afternoons at the pool and pavilion, or bring the kids to the community's parks and playgrounds. Or, get some exercise on the scenic hiking and biking trails. Provence is ideally situated within the award-winning Lake Travis school district and close to shopping and dining at Bee Cave and Lakeway. Whether you're inspired by the expansive Hill Country views or the excitement of nearby Austin, at Provence, you'll love the possibilities.



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AVAILABLE

FEBRUARY 2022

First Floor Options



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community. Special wall and window treatments, upgraded flooring, fireplace surrounds, landscape and other features in and around the model homes are designer suggestions and not included in the sales price. All renderings, color schemes, floor plans, maps and displays are artists' conceptions and are not intended to be an actual depiction of the home or its surroundings. Basement options are available subject to site conditions. Home site premiums may apply. While we endeavor to display current and accurate information, we make no representations or warranties regarding the information set forth herein and, without limiting the foregoing, are not responsible for any information being out of date or inaccurate, or for any typographical errors. Please see Sales Representative for additional information, including current floor plans. This is not an offer to sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.