

1117 Travis Circle South - Features & Amenities

See Info and Virtual Tour at www.1117Travis.com

General

- Corner lot with expansive yard in gated Cottonwood Valley
- Mid-Century Modern home with open floor plan
- Great outdoor entertainment
 - Side courtyard with fountain
 - Large turfed yard with putting green
 - Backyard pool and spa
 - Large covered patio with area for grill
- Updated kitchen with island and wet bar
- Primary bedroom retreat with large sitting area with fireplace
- Bathrooms with travertine flooring, updated sinks, cabinets and light fixtures
- Hardwood floors throughout all living areas and primary suite
- Four bedrooms on the first floor
- 2 recently replaced AC units (2021 & 2025)

Kitchen and Breakfast Area:

- Updated kitchen
- Stainless Steel Appliances
- Built in refrigerator
- Double Oven
- Gas 6 burner cooktop
- Coffee bar area with shelves above for cups/storage
- Large island with storage
- Built in cabinet in breakfast area
- Wet bar with sink overlooking family room/living room
- Large double sink with window looking out to Courtyard
- Soft close cabinets

Game Room or Study:

- Vaulted ceiling with recessed can lights
- Wall of windows overlooking the side courtyard
- Large closet for storage in this versatile room

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Living Room:

- Modern grass cloth wall
- Modern fireplace with gas logs
- Skylights provides natural light
- Modern fan and recessed ceiling lights
- Built in lighted modern shelves

Family Room:

- Row of skylights for exceptional natural light
- Vaulted ceiling highlights the modern architecture
- Views to large patio and pool
- Open floor plan to breakfast and living room

Formal Dining Room:

- Arched entry into dining room with vaulted ceiling
- Elegant modern light fixture
- Beautiful hardwood floors
- Wall of windows overlooking the side courtyard with fountain

Powder Bath:

- Updated powder bath off Game room / Study
- Vaulted ceiling
- Tiled accent wall
- Updated cabinet and vessel sink

Primary Bedroom and Sitting Area:

- Oversized space with sitting area overlooking the patio/pool area
- Bedroom has high ceilings and ceiling fan
- Cozy sitting area with fireplace
- Floor to ceiling stone fireplace
- Built in bookshelves
- Wall of windows for natural light
- Door to patio and pool

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Primary Bath

- His and Her bathroom entrances and vanities
- Two separate toilet areas
- Dual walk-in closets
- 1st closet features large built-in dresser, shoe storage and shelving
- 2nd closet has built in shelving and storage
- Large full length beveled frame mirror
- Jetted tub
- Dual entrance shower
- Travertine floors throughout bathroom and closets

Guest Room #1:

- Vaulted ceiling
- Ensuite bathroom
- Travertine floors, counters and shower/tub
- Updated large vessel sink and cabinets
- Walk-in closet with built-ins

Guest Room #2:

- Private bedroom
- Vaulted ceiling
- Walk-in closet
- Access to Jack and Jill bath

Guest Room #3:

- Private room with vaulted ceiling
- Walk-in closet
- Ceiling fan
- Access to Jack and Jill bath

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Jack and Jill Bathroom:

- Jack and Jill Bathroom with skylight
- Travertine floors in bathroom
- Updated with large dual sinks and floating cabinets
- Travertine on wall behind sink with custom mirror and shelves

Outdoor Pool/Back Patio Area:

- Oversized covered back patio with 2 ceiling fans
- Removeable pool safety fence from patio to pool
- Raised spa with waterfall into pool
- Decking surrounds the pool for seating and relaxing
- Room for large grill and outdoor seating

Outdoor Side Yard and Courtyard:

- Large corner side yard with wrought iron fence
- Turfed side yard with putting green
- Stone and Iron fenced in courtyard with fountain
- New French drain

Laundry room:

- Large laundry room with lots of storage
- Sink next to washer/dryer with upper and lower cabinets
- Cabinets on two walls
- Natural light from glass door
- Door to side courtyard
- Half bath
- Large storage closet

Garage

- Large 3 car garage
- Alley access
- Room for extra storage