ELLSWORTH WALK-UP ESTATE











ESTATES

ELLSWORTH 4 BEDROOM, 6 BATHROOM WALK-UP ESTATE

With integrated courtyard spaces and an expansive suite of customizable options, the Ellsworth offers a stunning escape in the Texas Hill Country.

The Estates create a perfect backdrop for a bustling family life at Loraloma. Offering a unique suite of customizable choices, Estates provide a multitude of flexible spaces for work, play, exercise, or additional living areas. Courtyard spaces flank the house, creating moments of nature that complement front and back views of the surrounding Hill Country. Experience main-level living with the primary bedroom and en suite bath with accompanying sitting area, entertain your guests in the expansive kitchen and dedicated dining area, and enjoy al fresco meals with outdoor dining overlooking the pool. Cozy up by the fire in the living room as you're surrounded by multiple views of the undisturbed landscape. With either Modern or Timeless designs available, this home truly makes a statement.

The Estates provide the highest level of customization among Areté Residences.



Mayfield Estate Two Story Modern pictured above to show general design intent for Estate Homes.







ESTATES

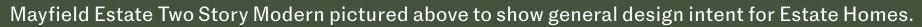
ELLSWORTH 4 BEDROOM, 6 BATHROOM WALK-UP ESTATE

KEY FEATURES

- 3 CAR GARAGE
- CART PARKING
- 3-4 SECONDARY SUITES
- ADAPTIVE FLEX SPACE(S)
- WET BAR(S)
- CHEF'S PANTRY
- SCREENED PORCH
- MULTIPLE INTIMATE LIVING SPACES (READING NOOKS)
- EXPANSIVE PRIMARY SUITE
- INDOOR / OUTDOOR LIVING SPACES















ESTATE WALK UP 4 BEDROOM, 6 BATHROOM

LOWER LEVEL FLOOR PLAN

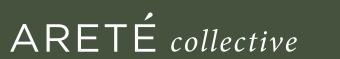
HOME FEATURES

- SPACIOUS INDOOR ENTERTAINMENT AREAS CONNECTED TO THE OUTDOOR LIVING
- PRIVATE DINING SPACE
- 2-3 SECONDARY SUITE(S)
- ADAPTIVE FLEX SPACES (MEDIA ROOM)
- WET BAR(S)
- POOL TERRACE ACCESS OFF PRIMARY SUITE
- HOME OFFICE WITH DIRECT ACCESS TO EXTERIOR
- POOL CABANA AND GUEST SUITE

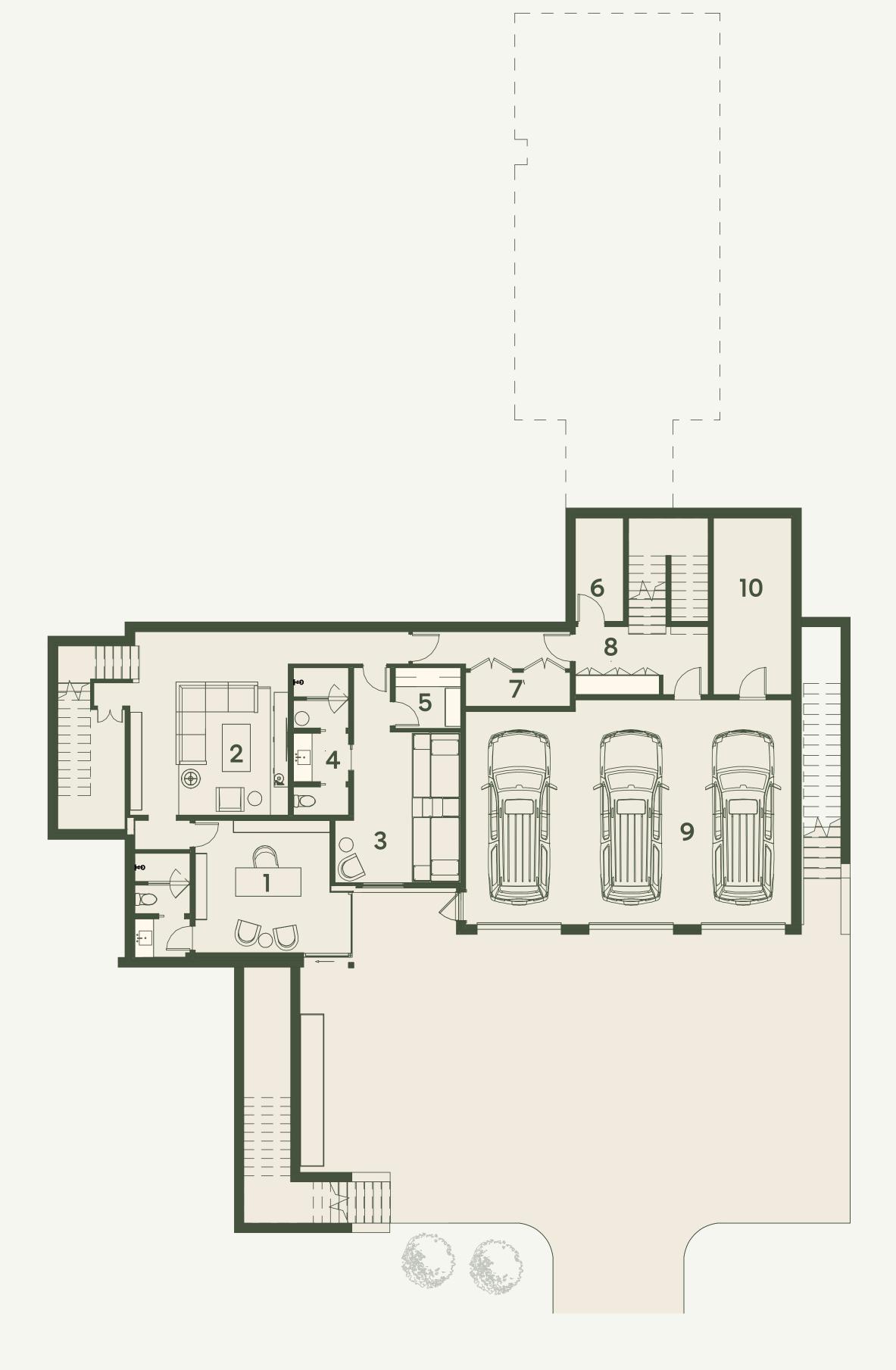
AREA BREAKDOWN

UPPER LEVEL	1,089 ft
MAIN LEVEL	3,752 ft
LOWER LEVEL	1,806 ft
CASITA	362 ft
TOTAL CONDITIONED AREA	7,009 ft
GARAGE & MECHANICAL	1,073 ft
COVERED TERRACES	1,545 ft
SCREEN PORCH	462 ft
TOTAL UNCONDITIONED AREA	3,080 ft



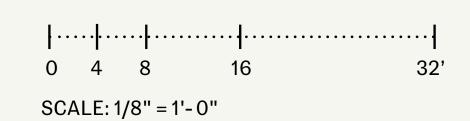






LEGEND

- 01 OFFICE / STUDIO 13'-11" X 14'-5"
- 02 MEDIA / FLEX ROOM 13'-11" X 14'-5"
- 03 BUNK ROOM 11'-5" X 15'-11"
- 04 BATHROOM
- 05 WALK-IN CLOSET
- 06 STORAGE
- 07 CLOSET
- 08 MUDROOM
- 09 GARAGE
- 10 MECHANICAL





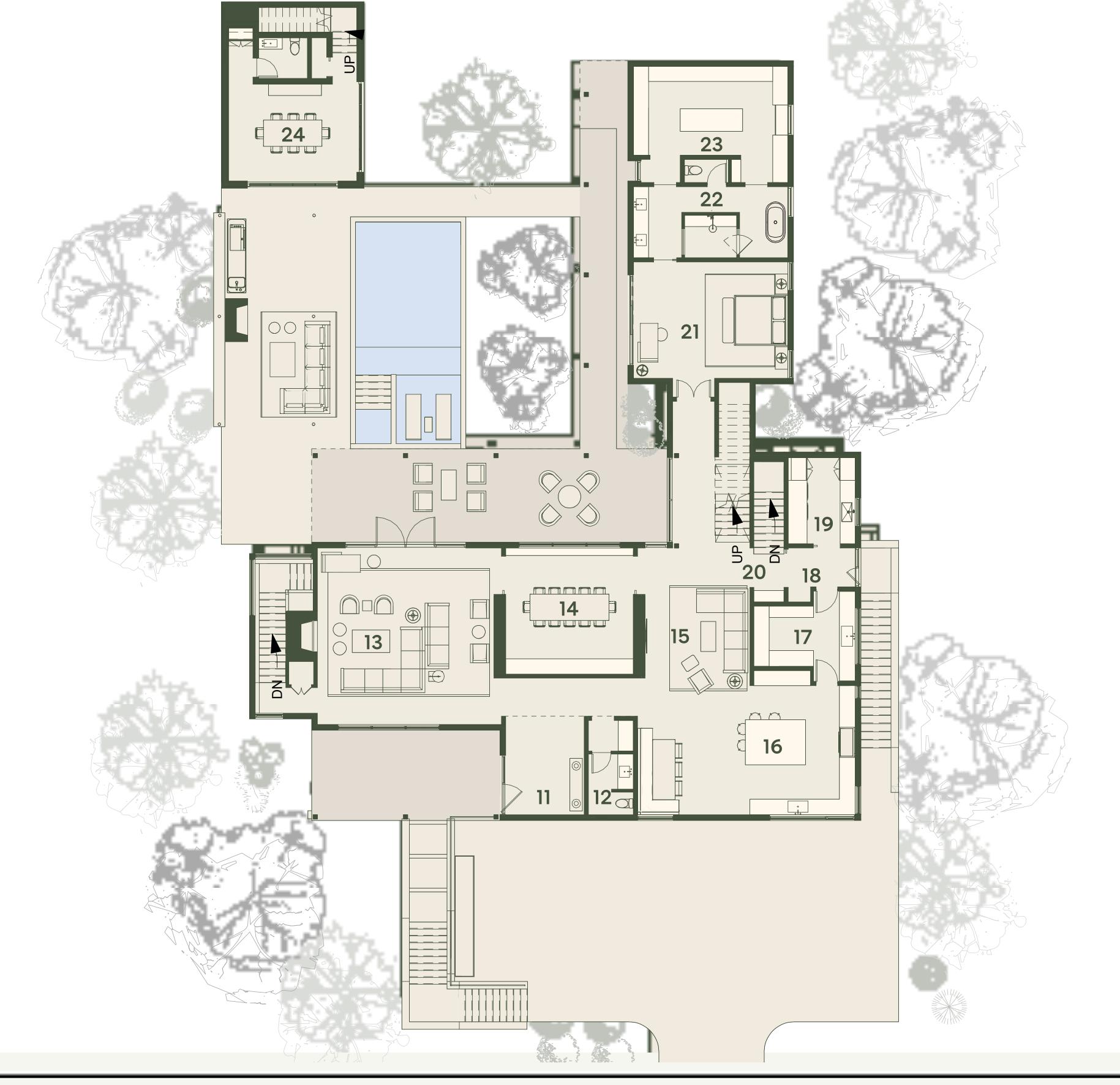
ESTATE WALK UP 4 BEDROOM, 6 BATHROOM

MAIN LEVEL FLOOR PLAN HOME FEATURES

- SPACIOUS INDOOR ENTERTAINMENT AREAS CONNECTED TO THE OUTDOOR LIVING
- PRIVATE DINING SPACE
- 2-3 SECONDARY SUITE(S)
- ADAPTIVE FLEX SPACES (MEDIA ROOM)
- WET BAR(S)
- POOL TERRACE ACCESS OFF PRIMARY SUITE
- HOME OFFICE WITH DIRECT ACCESS TO EXTERIOR
- POOL CABANA AND GUEST SUITE

AREA BREAKDOWN

1,089 ft² UPPER LEVEL 3,752 ft² MAIN LEVEL 1,806 ft² LOWER LEVEL 362 ft² CASITA 7,009 ft² TOTAL CONDITIONED AREA 1,073 ft² GARAGE & MECHANICAL 1,545 ft² **COVERED TERRACES** 462 ft²



LEGEND

- 11 ENTRY
- 12 POWDER ROOM
- 13 LIVING ROOM 23'-5" X 23'-5"
- 14 DINING 17'-0" X 16'- 9"
- 15 DEN 18'-3" X 13'-11"
- 16 KITCHEN 28'-11" X 17'-2"
- 17 CHEF'S PANTRY
- 18 MUDROOM
- 19 LAUNDRY
- 20 STAIRS
- 21 PRIMARY BEDROOM 15'-5" X 20'- 6"
- 22 PRIMARY BATHROOM
- 23 PRIMARY CLOSET
- 24 SCREENED PORCH

SCREEN PORCH

TOTAL UNCONDITIONED AREA



3,080 ft²



ESTATE WALK UP 4 BEDROOM, 6 BATHROOM

UPPER LEVEL FLOOR PLAN HOME FEATURES

- SPACIOUS INDOOR ENTERTAINMENT AREAS CONNECTED TO THE OUTDOOR LIVING
- PRIVATE DINING SPACE
- 2-3 SECONDARY SUITE(S)
- ADAPTIVE FLEX SPACES (MEDIA ROOM)
- WET BAR(S)
- POOL TERRACE ACCESS OFF PRIMARY SUITE
- HOME OFFICE WITH DIRECT ACCESS TO EXTERIOR
- POOL CABANA AND GUEST SUITE

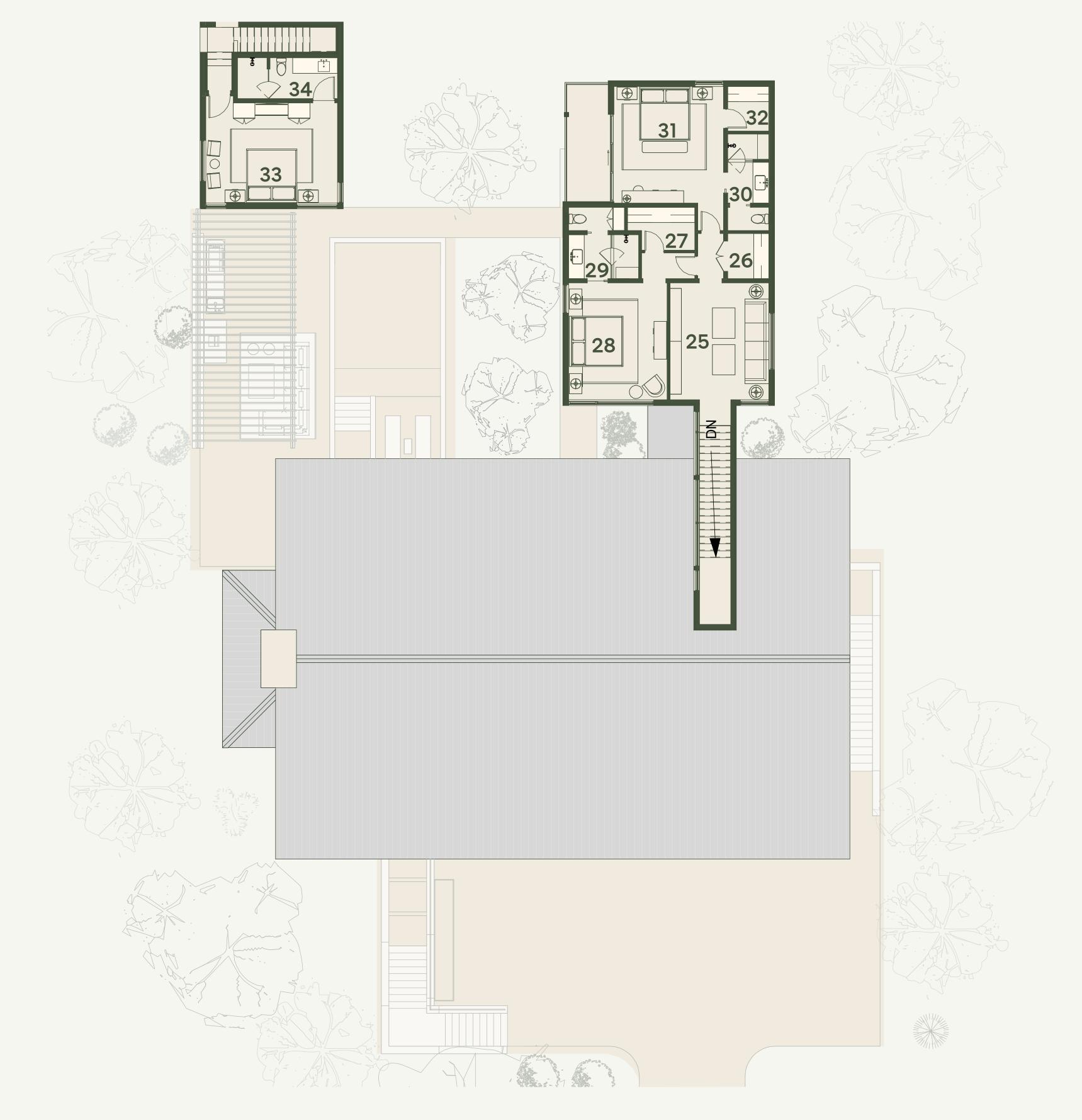
AREA BREAKDOWN

UPPER LEVEL	1,089 ft
MAIN LEVEL	3,752 ft
LOWER LEVEL	1,806 ft
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LEGEND

- 25 FAMILY ROOM 15'-6" X 13'-0"
- 26 CLOSET
- 27 WALK-IN CLOSET
- 28 BEDROOM 15'-5" X 13'-1"
- 29 BATHROOM
- 30 BATHROOM
- 31 BEDROOM 14'-6" X 15'-6"
- 32 WALK-IN CLOSET
- 33 CABANA BEDROOM 17'-6" X 13'-4"
- 34 CABANA BATHROOM

