

# The Edgewater



JUNIPER RIDGE

POSSUM KINGDOM LAKE



# The Edgewater

## LOT 1

2,707 SF

3 BEDS

3.5 BATHS

The Edgewater at Juniper Ridge is the embodiment of open concept living. The open living, dining, and kitchen areas create a seamless and airy space on the second floor. Spacious, wrap-around patios on both floors, create a welcoming transition from each respective living room.



### THIS LAKEVIEW VILLA OFFERS:

- LUXURY FINISHES
- OPEN CONCEPT
- NATURAL LIGHT
- AMPLE ENTERTAINING SPACE
- GENEROUS OUTDOOR LIVING
- WALKING DISTANCE TO LAKESIDE SWIMMING POOL

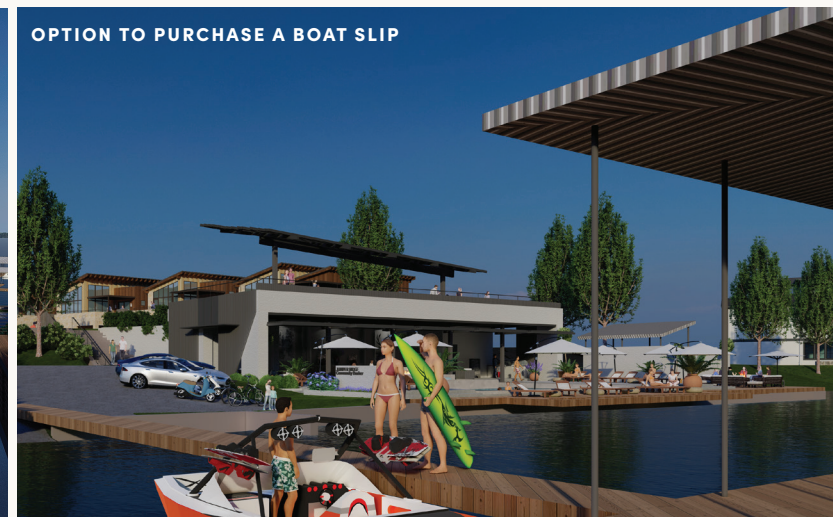
LAKESIDE SWIMMING POOL



THE VILLAGE GREEN



OPTION TO PURCHASE A BOAT SLIP





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## LOT 1

**2,707 SF**  
**3 BEDS**  
**3.5 BATHS**

### AIR CONDITIONED AREA:

- FIRST FLOOR 1,294 SF  
 - SECOND FLOOR 1,413 SF  
 - ENCLOSED AREA 364 SF

### TOTAL ENCLOSED AREA:

**2,707 SF**

**1,294 SF**

**1,413 SF**

**364 SF**

**3,071 SF**

### OUTDOOR SPACE:

- TRELLIS 614 SF  
 - COVERED PATIOS 460 SF

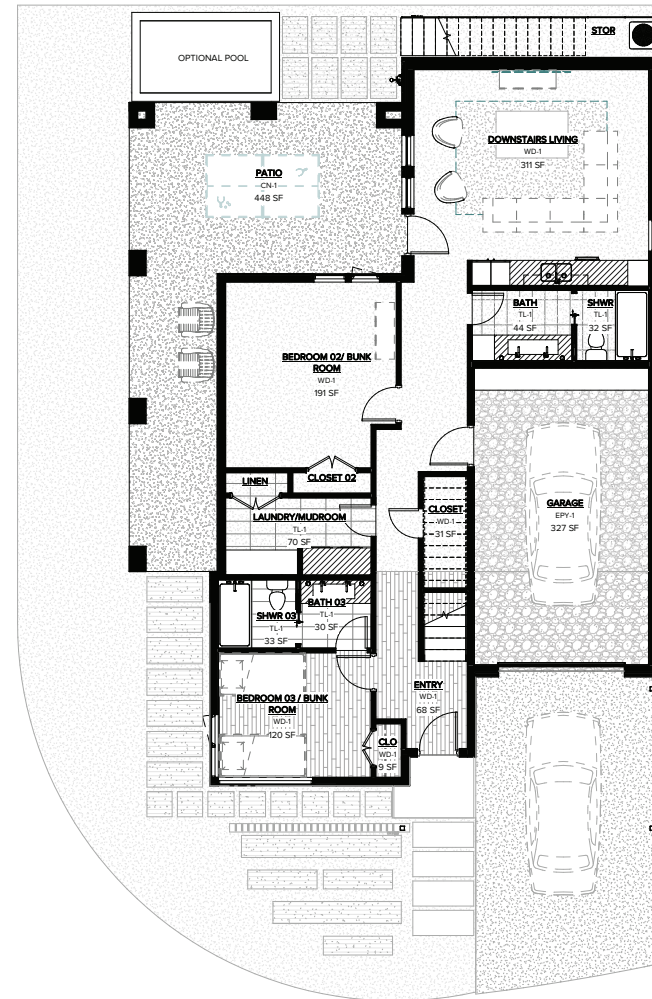
**TOTAL AREA UNDER ROOF: 3,531 SF**



LEVEL 2

## FEATURES

- 3 bedrooms, 3.5 baths, with flex space on second level
- Living rooms and large patios on each level
- 2 full baths and bedrooms on first level
- Upstairs kitchen, features walk-in pantry and island with seating
- Upstairs Primary bedroom with walk-in closet accessible through primary bath that features standalone tub



LEVEL 1



## SPECIAL TOUCHES & MODERN ELEGANCE

**LUXURY FINISHES** grace every square foot of The Villas. Polished concrete floors, tiles and counters that complement the Hill Country Modern aesthetic, and fixtures that are both refined and bold.



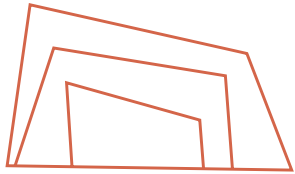




## **CASUAL LUXURY LOOKS INCREDIBLE & LIVES BEAUTIFULLY.**

Each Juniper Ridge Villa has a curated collection of materials, fixtures and finishes. Speak with a Juniper Ridge representative to see individual products and selections.





# JUNIPER RIDGE

POSSUM KINGDOM LAKE

Learn more about this Lakeview  
Villa floorplan and Possum Kingdom  
Lake living at its finest.

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