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Scout Island Residence

A Masterpiece by alterstudio —

presented by —

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Scout Island Residence

5312 N Scout Island Circle
The Courtyard - 78731

4809 SF [TCAD]
4 Bed | 4.5 Bath
3-Car Garage
Waterfront Modern with Deeded Boat Slip



Scout Island Residence is an award-winning architectural masterpiece by *alterstudio*. Thoughtfully designed and carefully executed, this showcase residence has a subtle but distinguished presence within an established Austin hillside neighborhood.

One of our all-time architectural favorites, this residence is warm and inviting. It presents a sense of “suspension”, both literally and figuratively. One is treated with deliberate “surprises”, as one casually strolls through the home. Strategically-placed windows offer beautifully-framed views of the home’s tranquil surroundings.

A transparent corridor, at the entryway, appears to be floating over a pair of reflecting pools. Welcoming symmetry draws the eyes toward this glass-encased “bridge”, the centerpiece that connects two “wings” of the residence. The “life of the house” is directed inwards - a center courtyard. Glass seamlessly integrates nature with the interior space. The owners embrace minimalist interiors with a calming palette, punctuated by the warm accent of custom wood paneling. Window walls, at the rear of the home, offer treetop views, as if one were suspended in nature.

A private sanctuary to be experienced.

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Scout Island Residence - Overview



Following two years of detailed design with *alterstudio*, the residence was under construction from December 2008 until October 2010. The owners have continuously improved and meticulously maintained all aspects of the house since then.

The residence features two “wings” - ‘public’ and ‘private’, connected by a ‘bridge’ spanning two separate reflecting pools. A combination of motorized shades and landscaping ‘screens’ made from structural steel and ipe wood creates a private sanctuary and eliminates neighbors’ houses from view.

The ‘public’ wing is comprised of the kitchen, dining, living rooms, study and guest bedroom. Downstairs is a walkout basement, created as a separate space for children to be with friends, play games and watch movies. The ‘private’ side consists of master suite, two children’s bedrooms with adjoining bathroom, reading nook, laundry and mudroom.

Architect:

alterstudio Architecture [Kevin Alter, Ernesto Cragnolino, Russell Krepert]
Owners

Landscape Architect:

Co’Design [Catherine O’Connor]
Design Ecology [Scott Cummings]

Interior Design:

Laura Carpenter (Santa Fe, NM)
Owners

Construction:

Completed in October 2010

Awards (partial list):

AIA Austin Honor Award (2011)
AIA Austin Homes Tour (2011)
National Dream Home Award

Publications (partial list):

Austin Monthly - Design Edition
Austin Monthly - Cool Kitchens
Apartment Therapy - Home Theater
Houzz - multiple pages

Scout Island Residence - Construction



Construction

The home was designed to be environmentally-friendly and to qualify for 5-star rating from Austin Energy. The residence uses a perimeter foundation wall for both “wings,” creating a crawl space under the guest bedroom on the south corner of the home and a cavernous crawl space on the west side. The crawl space is encapsulated (sealed). The basement and attic (between interior ceiling and underside of 2/12 pitch standing seam metal roof) are insulated and conditioned (heat and air conditioning) space – this maximizes the energy efficiency of the house. The crawl spaces also employ separate dehumidifiers to maintain a constant, low humidity level. 2x6 wood studs on 16” centers and floor and roof trusses provide the structure. A series of concrete retaining walls near the deck create the courtyard space and lower back yard and garden area.

- >> House is oriented to face northeast, maximizing the views of the hills, while minimizing daytime heating. This is important because it features the maximum amount of glazing (40% windows by surface area) allowed by the City of Austin building code.
- >> South-facing roof (20 degree pitch), pre-wired for 15kW photovoltaic panel system, with a potential to reduce annual energy bill by approximately 85%
- >> Insulation is a combination of cellulose in the walls and icynene (R-30) foam in the crawl space walls and attic.
- >> Trane 18 SEER compressors with variable-speed air handling units (three zone system)
- >> Floor registers for heating and air conditioning
- >> Aprilaire thermostats & interior humidity control air handling units
- >> Benjamin Moore paints (Aura low VOC) throughout (interior and exterior)

Scout Island Residence - Exterior



Exterior

- New reflecting pools with flat dark grey tile and underwater lighting (October 2015)
- Custom vertical profile ipe (Brazilian mahogany) siding
- Horizontal ipe rainscreen with hardboard backing
- Custom Sea Grey Hebron Norman (12-inches long) brick with tooled joints & skintled patterns
- Two pergolas - driveway & courtyard
- Fiberon Horizon Ipe decking, with 25-year fade and stain resistant warranty (October 2015)
- Hot Springs Grandee 7-person hot tub (October 2015)
- Natural gas connected outdoor grill & side burner, w/ light
- “Hidden” exterior closet in courtyard
- Protected storage area, under deck, with concrete pavers
- Swing set built with construction steel
- Woodford freeze-free hose bibs
- Lincoln Windows & Patio Doors with custom color exterior aluminum cladding

Landscaping

- 10,000 gallon cistern collects rainwater to water landscaping only (City of Austin water in-house use). Rainwater collection system provides nearly all irrigation needs. No water restrictions by permit.
- Water-friendly Palisades Zoysia turf grass for lawns
- Portions of landscaping recently updated [March, 2017]

Scout Island Residence - Interior



Interior

- Tongue and groove ipe ceiling with custom lighting in entry hall
- Custom vertical profile ipe (Brazilian mahogany) interior paneling
- Extensive built-in cabinetry and furniture throughout, all with Hafele self-closing hardware
- Custom light fixtures, many of them LED throughout
- Skylights - master shower & guest bathroom

Kitchen

- Cherry surround with Cambria “Whitehall” paneling
- Custom Downsview cabinets: 22 coats hand-sanded custom-color lacquer & stainless steel
- Beverage Center w/ remote-operated Auton lift & Clear ice maker, wine unit
- Miele appliances - refrigerator, freezer, oven, combination microwave/oven, steam oven, induction cooktop, coffee maker, two dishwashers
- Cambria “Whitehall” counters
- Walk-in pantry with stainless steel counters
- Ann Sacks floor tile (Israeli blue limestone)

Living / Dining

- Custom Cherry ‘floating’ cabinets
- Tongue and groove solid mesquite wood flooring in living room (December 2016)

Scout Island Residence - Interior



Interior

Master Suite

- Cherry paneling
- Motorized curtains
- Knoll wallpaper in master bath
- Carrera marble counters
- Custom painted 'floating' cabinets
- Wool carpeting in 'his' and 'hers' walk-in closets

Study, Children & Guest Bedrooms

- Cherry bookcases (study)
- Guest Bedroom: Cherry Desk, wool carpeting in closet
- Glass transoms in children's bedrooms
- Knoll wallpaper in children's bedroom 1
- Magnetic wall for artwork in children's bedroom 2

Baths

- Custom painted "floating" cabinets
- Caesarstone 'Blizzard' & 'Concrete' counters
- Kohler sinks, toilets, & tubs with custom surrounds
- Grohe faucets and valves throughout
- Walker Zanger glass tile
- Ann Sacks bathroom and floor tile (Israeli blue limestone)

Scout Island Residence - Media Room



Media Room

Airplane Cabin

- Wall panels from Qantas 767 (now Google corporate jet)
- Overhead bin storage from Qantas 767
- 7 first-class leather seats from Delta L-1011 (with built-in trays and seat belts)
- Custom aviation-themed wallpaper (St. Christopher pattern by Given Campbell)
- Custom dual PC's with 12 video cards drive, a 17" Dell LCD monitor behind each 'window' in the 767 wall panels. (Owners have yet to film video flying over Austin so that room will appear to 'fly' too)

Home Theater System

- All components THX Certified
- 90" Screen innovation acoustically-transparent screen
- JVC D-ILA projector (3 independent video cards)
- 1,400 watt amplification (Sherwood Newcastle and NHT amplifiers)
- 7.2 Surround Sound (NHT speakers, dual subwoofers)

Scout Island Residence - Home Technology



Home Technology

Control 4 Home Automation System

- Vantage lighting system & panels
- Somfy shades and curtain motor (master bedroom)
- All A/V equipment (10 zones) and Sony LED TVs
- Aprilaire thermostats
- Panasonic security cameras (2) and GE alarm system
- Multi-zone wifi

Sound System

- 7 areas with ceiling-mounted speakers (Boston Acoustics and Bay Audio) for whole home audio
- 5.1 Surround Sound in living room (Sherwood Newcastle amplifier and Boston Acoustics speakers and subwoofer)

Scout Island Residence - Garage



Garage

Oversized 3-car garage

- Hydraulic, single panel hangar garage door (Hydroswing Hangar Doors)
- Entire wall of garage cabinets
- Shower in corner of garage
- Slip-resistant epoxy floor coating
- Garage ventilation system

Scout Island Residence - Waterfront



Waterfront

Deeded Boat Slip off Lake Austin

- 18 houses along the northeast side of the street on N. Scout Island all possess a 1/18th ownership of the “Dock-u-minium” (own association that maintains the grounds, docks, utilities, common liability insurance)
- Each individual boat slip is deeded to each of these 18 houses
- There are 3 boathouses, with 6 slips in each. These are located within a separate gated area, within the community park (private access). Only owners of the “Dock-u-minium” can access this separate gated area.

5312 N Scout Island - Boat Slip & Kayak/Canoe Rack

- 5312's deeded slip is in the newest of the 3 boathouses, located farthest to the east (downstream) and the second spot in the boathouse from the west.
- 5312 rents one space on the kayak/canoe rack



11-2-2015



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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