

# 240 Marseille – Bentwater

*Situated on a .8+ acre lakefront lot, this Spanish Colonial style custom built home was a collaborative effort between the owner and Robert Dames Design. The large archways and dramatic open floor plan allows for natural light and unobstructed views of Lake Conroe.*

*The home features 2 stories; 5 bedrooms / 6 full baths / 3 half baths; master suite with two large bedrooms and spa-like master bath; formal dining, study and home office, wine room, family room, exercise room, first floor game room, three large air conditioned storage rooms and three bedrooms on the third floor with second floor den; private Casita with kitchenette and private bath; infinity heated pool; covered air-conditioned Loggia with fireplace and outdoor kitchen; four car garage with additional golf car garage and porte cachere; lighted bulk head with walk-way along perimeter of back yard/lake with two decks plumbed with electricity for boats or jet-skis; swimming platform and extensive landscaping.*

**10,088 sq ft home (per appraisal district) on a 35,878 sq ft lot (per appraisal district)**

## **Entry – 10' x 9'**

Arched solid wood double doors with iron accents  
Groin vaulted ceiling  
Travertine tile  
Arched entry ways to gallery, family and formal dining room

## **Family Room - 26' x 19'**

24' Vaulted ceiling with 10" solid stock beams  
Custom 48" stone mantle gas log fireplace with flush hearth  
Floor to ceiling stone wall with two arched entry ways to kitchen and breakfast  
10" baseboards with electrical outlets embedded  
Custom Peck & Co. multi-level chandelier  
Set of three arched 4-panel Anderson Clad French doors, one operable and two fixed shut, all with Rocky Mountain hardware  
Travertine floors with borders to create room separation  
Unobstructed lake views  
Recessed lighting

## **Dining Room - 17'4" x 15'**

13' Groin vault ceiling  
Custom Peck & Co. 8-candle iron chandelier  
Travertine flooring with tile borders and three archways separate dining room from galley and foyer  
Two non-operable Anderson Clad 4-panel French doors  
10" baseboards with electrical outlets embedded  
Lake Views

## **Kitchen - 27' x 21'6"**

12' Solid stock beamed ceiling  
Custom walnut stained Osborne cabinets with pillowed panels and carved rope detail with oil-bronzed hardware  
Golden Range Granite slab on island  
Custom Osborne cabinets and island designed with toe kick-out  
Two custom Peck & Co. cylinder light fixtures  
Custom handmade relief tiles above range hood  
Beveled-edge limestone brick backsplash  
Two under-mount sinks with gooseneck faucets with pull down sprayers.  
Hand-carved limestone vent hood  
Wolf double oven with 6 burner range  
Built-in Subzero double door fridge and four-drawer freezer armoire features pillowed panels with an X-pattern.  
Set of two sliding glass display cabinets with LED lights on either side of second window sink  
Herringbone pattern limestone flooring with borders to create room separation  
Walk in pantry  
Main dishwasher and two additional drawer-style dishwasher  
Pull out shelving for pots and lids  
42" Gas log stone surround fireplace with raised hearth  
Divided silverware drawers  
Platter wracks  
Built in knife blocks  
Warming tray  
Water softener system  
Instant hot water

10" Baseboards with electrical outlets embedded  
Recessed lighting  
Lake views

## **Butler's Bar – 9' x 7'6"**

12' Ceilings  
Osborne custom cabinetry with marble countertops and backsplash.  
Rectangular onyx vessel sink with oil bronzed single handle faucet  
Osborne custom floating lighted display cabinets with glass shelves  
Serving bar with granite counter tops, set of 4 drawers and cabinets  
Under counter lighting  
Travertine floor set in herringbone brick pattern with borders to create room separation  
Arched entry to kitchen and wine room  
Under counter wine/beverage fridge  
Icemaker  
10" Baseboards  
Adjacent to wine room

## **Breakfast - 14' x 14'**

12' Beamed ceilings  
Set of two non-operable Anderson Clad 4-panel French doors  
5-panel operable French doors with 4-panel sidelights  
Travertine flooring with borders to create room separation  
Peck & Co. Custom multi-candle hanging light fixture  
Recessed lighting  
10' Baseboards with electrical outlets embedded  
Lake views

## **Master Bedroom - 21' x 16'**

14' Hand-hewn vaulted beamed ceiling  
Located on the 1st floor  
Wide plank hardwood floors  
Gas log fireplace with stone surround  
Separate HVAC zone for master suite and exercise room  
Sitting Area with twin built-in arched bookshelves and lower cabinets  
Arched 5-panel operable Anderson Clad French door with 4-panel sidelights  
Two large master closets with custom built-in chest, shoe rack and island in the larger closet.  
10' Baseboards with electrical outlets embedded  
Unobstructed lake views from sitting area

## **Secondary Master Bedroom – 18' x 14'**

12' Vaulted beamed ceiling  
Located in the master wing and shares master bath with the primary master bedroom  
Coat closet with built-ins  
Luggage closet  
Designer ceiling fan  
10' Baseboards with electrical outlets embedded  
Recessed lighting  
Carpet

**Walter Bering 713.851.9753**

Broker Associate [walter.bering@sothebyshomes.com](mailto:walter.bering@sothebyshomes.com)

**Martha Turner** | **Sotheby's**  
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### **Master Bath - 21' 7" x 16'1"**

17'8" Groin vault ceiling  
Limestone diagonal set flooring with granite borders  
Pillowed lattice paneled painted and glazed maple custom Osborne cabinetry  
Chiseled granite oval tub with oil bronzed floor mount tub filler  
Sunset Gold granite sinks with 2" lip set in polished Crema Marfil marble countertops  
Solid arched wood doors to master bedroom  
Three sets of limestone columns  
Curved shower accessed from two sides, includes overhead rain shower, two regular showerheads, handheld sprayer and a bench seat  
Water softener system.  
Two water closets with pocket doors  
Two towel racks on either side of shower entrance  
Coffee bar with sink  
Under-counter fridge

### **Study - 15' x 15'**

21' Coffered beamed ceiling in waffle pattern  
Arched 4-panel French doors with 4-panel sidelights  
Juliet balcony with decorative wrought iron railing.  
Three 6-panel vertical transom windows above arched French doors  
Custom built-ins book cases, shelves and cabinets  
Double solid wood arched doors with arched transom  
Peck & Co. custom circular 12-candle chandelier  
Recessed lighting  
Wide plank wood floors

### **Exercise Room – 18'1" x 15'6"**

12' Cove ceiling with mood lighting  
Two full length wall mirrors on opposite sides of each other  
Three 6-panel windows with transoms  
10" Baseboards with electrical outlets embedded  
Wired for two flat screen televisions  
Unobstructed lake views  
Designer ceiling fan  
Recessed lighting  
Ceiling speakers

### **Game Room - 33' x 17'5"**

13' Ceiling with solid stock beams set on wood ceiling in a waffle pattern  
Located on the 1st floor  
Open to Loggia with unobstructed lake views  
Travertine floor tile with waffle pattern to match ceiling  
Set of two operable single panel French doors with transoms open to Loggia  
Set of five single panel non-operable French doors with transoms  
Designer 8-candle chandelier  
10" Baseboards with electrical outlets embedded  
Arched entry from breakfast and kitchen  
Recessed lighting  
Ceiling speakers

### **Wet Bar - 11' x 6' (located in Game Room)**

Built in subzero under counter fridge  
Built-in ice maker  
Custom Osborne cabinetry with granite countertop and backsplash  
Recessed lighting  
Under mount 18" sink with goose neck faucet  
Custom floating Osborne lighted glass front display cabinets with glass shelving  
A set of three electrical outlet located on the inside face of the granite bar  
Water softener system  
Travertine floor tile

### **Wine Room - 10' x 5'**

Arched custom designed wrought iron door  
Mexican Saltillo tile flooring  
Groin vault brick ceiling with tile accents  
Sub-zero full-size wine fridge

Set of two Peck & Co. custom 3 candle iron chandeliers  
Osborne custom cabinetry with granite counters and backsplash and additional full length storage cabinets  
Quatrefoil window overlooking front yard wooded greenspace  
Can accommodate 300+ bottles of wine

### **Home Office**

Located on the first floor  
Wall to wall granite countertops and backsplash  
Custom cabinets with drawers and desk cut-out  
Herringbone travertine flooring  
Set of five 6-panel Anderson clad windows  
Recessed light  
10" Baseboards

### **Guest Living Area - 18'9" x 16'**

12' ceilings  
Located on the second floor  
Four panel Anderson Clad French door to a Juliet Balcony  
Multiple Arched entry ways to circular stair case and secondary bedrooms  
Designer ceiling fan on cove ceiling  
Access to a large crescent shaped air conditioned storage behind staircase  
Recessed lighting  
Carpet  
Music/video closet  
10" Baseboards

### **Bedroom 3 - 16' x 14'6"**

11' Coved ceiling  
Located on the second floor  
Single two panel wooden door with arch transom  
Private 12' x 7' terrace with beamed ceiling, flagstone flooring and decorative wrought iron railing  
Unobstructed views of the lake  
Two wall sconce reading lights  
Single pane French doors with single pane sidelights  
Designer ceiling fan  
Walk-in closet with built in chest of drawers  
10" baseboards  
Recessed lighting  
Carpet

### **Full Bath 3**

Single circular vessel porcelain sink  
Custom six drawer cabinet with under counter open faced storage  
Walker Zanger basket weave backsplash from vanity to ceiling  
Travertine shower with Walker Zanger basket weave accent  
Twin single candle wall sconces  
Pocket door to toilet

### **Bedroom 4 - 17'4" x 15'7"**

11' ceiling  
Located on the second floor  
Solid wood double entry door  
Walk-in closet with built-in chest of drawers  
4-panel French doors to Juliet balcony with decorative wrought iron railing  
Recessed Lighting  
Designer Ceiling Fan  
10" Baseboards  
Carpet

### **Full Bath 4:**

Twin Roman vessel porcelain sinks with wall mount faucets  
Custom cabinetry with 4 cabinets, 4 drawers and two open faced storage cabinets  
Counter to ceiling glass tile back splash  
Quartz Countertops  
Set of three single candle wall sconces  
Double mirrors  
12' x 12' floor tile  
Shower with custom tile  
Privacy pocket door to toilet and shower  
Tiled shower with built-in seat

**Bedroom 5 - 19' x 14'**

14'11" Cathedral ceiling with sold stock beams  
 Located on the second floor  
 Solid wood double doors  
 Cathedral ceiling with 8" x 6" solid stock ceiling beams  
 Walk-in closet with built-ins  
 Single pane French door with sidelights to private terrace  
 Private 12' x 8' terrace with cathedral beamed ceiling, flagstone tile flooring and decorative wrought iron railing.  
 Unobstructed lake views  
 Designer ceiling fan  
 10" baseboards  
 Carpet

**Secondary Bath 5**

Custom cabinetry with end cap open face shelving  
 Custom tile floor with decorative tile inserts  
 Mini-tile vanity and tub backsplash with two coordinating built-in custom tile mirror frames  
 Quartz countertops  
 Walk-in shower with bench seating and tile to match floor design  
 Private water closet  
 Twin copper vessel sinks with single arm oil-bronzed faucets  
 Half-moon window over bubble jet tub  
 Double 4 paneled French doors  
 Set of 3 two-candle wall sconces  
 Attic access via closet

**Casita – 19' x 18'**

12' Coved beamed ceiling  
 Accessed from loggia/pool area and the porte-cachere  
 Walker Zanger flooring  
 Kitchenette with built in cabinets to accommodate fridge, microwave and sink with disposal  
 A set of 3 arched 6-panel windows with transoms  
 Walk in closet with built-ins  
 Designer ceiling fan  
 Recessed lighting  
 10" baseboards

**Casita Bath**

Peck & Co. custom lighting  
 Custom six drawer, two storage cabinet vanity with Silestone countertops  
 Tempered glass vessel sink  
 Walker Zanger diagonal set flooring with center tile accents  
 Twin Peck & Co. custom single candle hanging light fixtures  
 Vanity to ceiling 1" glass tile backsplash  
 Custom tile shower with bench seat

**Pool Bath**

Solid wood 10 panel door with Rocky Mountain Hardware door handle  
 Toto Toilet  
 Glass vessel sink  
 Custom vertical bead board faced cabinetry with Quartz countertops  
 Flat limestone pebble tile wall  
 Custom framed mirror with two Osborne single candle wall sconces  
 Open faced under counter storage with toe kick  
 24" x 12" tile flooring in a brick pattern

**Loggia – 28'9" x 16'**

Air conditioned – independently zoned  
 Flagstone tile flooring in brick pattern  
 Custom Peck & Co. three tier chandelier  
 Mosquito system  
 48" Gas log fireplace with flush hearth  
 Walnut stained, vaulted and beamed wood shiplap ceiling  
 Recessed lighting  
 Archways to pool and deck area

**Summer Kitchen**

Large walk up bar can accommodate 6 to 8 bar stools  
 Wolf - 42" Grill with two 15" side burners  
 Keg dispenser  
 Custom painted Spanish tile above range  
 Limestone vent hood  
 Granite countertop  
 Under mount sink  
 Under counter fridge  
 Wired to accommodate flat screen television

**Workshop 15' x 12'**

Built-in cabinets and countertop  
 Located in the 2 car garage with golf cart storage  
 Hot and cold water utility sink

**Miscellaneous Information:**

Robert Dame – Architect  
 Four car garage with additional golf cart garage and Porte Cachere  
 Two circular stair cases with hard wood treads, travertine risers and custom wrought iron railing  
 Back staircase with hand painted 'cloud' ceiling by Segreto-Leslie Sinclair  
 Mud Room with bench seating and five lockers  
 Home is situated on a double lot  
 Generator serves the wine room, living room, kitchen, two master bedrooms and bath  
 Peck & Co. custom lighting in the dining room, large study, family room, breakfast room, kitchen, wine room, loggia, casita and pool bath.  
 Total of 3 air-conditioned storage rooms; one storage room on the first floor (1) 13' x 7' and two on the second floor (2) 10' x 7' and the other crescent shape (3) approx. 15' x 7'  
 Four car garage with additional golf cart or jet-ski garage  
 Additional parking for multiple cars behind electronic entry gate  
 Andersen Clad windows and doors throughout  
 Rocky Mountain hardware on interior and exterior door  
 Hollywood Hardware - tubs, hardware, toilets and sinks  
 Tyvek roof insulation  
 Three water heaters with instant hot water system  
 Water softener system ties to master bath, game room bar and kitchen.  
 Recessed toe kick installed in all interior cabinetry  
 Unfinished 34'1" x 17'6" attic storage located off the closet of Bedroom #5  
 Custom Osborne cabinets in kitchen, wine room bar and game room bar  
 Bulk head on the exterior lakefront with two decks and walkway  
 Deck and bulkhead is plumbed with electricity to accommodate a boat lift  
 Professional landscaped with sprinkler system  
 Clay tile roofing

**HVAC Zones:**  
 Zone 1 – 2,122 sq. ft.  
 Master quarters, exercise room, secondary master, hallway and master foyer  
 Zone 2 – 1,469 sq. ft.  
 Family, east stair hall, study, gallery, half bath next to exercise room  
 Zone 3 – 1,668 sq. ft.  
 Kitchen, breakfast, butlers bar, wine room, formal dining and foyer  
 Zone 4 – 1,794 sq. ft.  
 Game room, wet bar, casita, half bath, home office, utility, mud room, west stair hall, storage, pool bath and service entry  
 Zone 5 – 1,628 sq. ft.  
 Bedroom 4 & 5, east stair hall closet, upper gallery, storage  
 Zone 6 – 1,259 sq. ft.  
 Bedroom 3, guest living room, west stair hall, storage  
 Zone 7 – 996 sq. ft.  
 Loggia and summer kitchen