

Features & Updates

FEATURES:

- Slab on builder piers
- Steel reinforced wooden beams to support second floor (beam mounted on 3" steel pipe columns)
- Rich wood floors throughout
- Custom cabinetry and granite counter tops in kitchen
- Comfort height commodes in all bathrooms
- Elevator
- Surround sound throughout home outdoor areas
- Cedar closet and ample attic space
- Whole house water filter
- Solar shades
- Approximately 148 ft of shoreline to Lake Conroe
- Lush, vibrant landscaping
- Heating and cooling, geothermal heat pump system
- Custom cabinetry and workbench in garage

UPDATES:

- Updated exterior stucco and stone
- New Kolbe & Kolbe windows and 8-foot doors
- Metal covers for all roof penetrations (2012)
- Recaulking of all exterior doors and windows (2017)
- All attic ductwork inspection and repairs (2013)
- 2 50-gallon Hot Water heaters (2013)
- LED lighting in all recessed lights, master closet, and garage (2016)
- New bulkhead with super extended piles and sheet piles (2009)
- Dock, benches, lights, arbor, porch, walks, and planters (2010)
- 8000# boat lift, slip bumpers, swim ladder (2011)
- 8-foot-high, 2 section boat cover, porch bench (2011)
- Bulkhead extended when neighbors built (2014)
- Boat cover refurbishment (2016)
- New deck, boxes, benches, bulkhead cap (2016) -- all Trex upgraded product
- New boatlift motor, pulley, and belt (2018)
- Steel reinforcement added to dock understructure (2018)