

1955 Private Road 7908

Home and Property Amenities

This private home is located in Brookhaven In The Pines, a development surrounding Brooks Lake in southeast Wood County, Texas which is part of beautiful East Texas and part of the piney woods. There are a total of approximately 150 lots. The lake contains approximately 65 acres. There is approximately 550 acres of forest and recreational property surrounding the lots and the lake. The lot owners own the lake and the recreational property which is deed restricted. The lake is a no wake lake. No power boats or water skiing is allowed. This creates a very quiet and peaceful existence at Brookhaven.

The three upgraded lots occupied by the contemporary inspired home at 1955 Private Road 7908 (South Shore) has many appealing qualities and improvements that hit the eye immediately. The rising site provides an elevated observation of the beautiful lake and landscaping improvements. At the same time the elevated site also keeps home and person very private day and night. Also, a spectacular view of the home from the lake can be had by those boating on the lake.

The site is composed of (3) contiguous sloping lots. The southern front side of the landscape is composed of a naturalized perennial garden. The perennial garden includes two meandering stone paths that link the home to the road and boat dock beyond and includes two dry stone creek beds.

The perennial garden is comprised of the following ornamental grasses, flowers, shrubs and trees:

- Zebra Grass
- Muhly Grass
- Miscanthus Grass
- Stella d'Oro Daylily
- Lantana
- Salvia
- Rudbekia
- Blanket Flower
- Columbine -Aguilegia
- Yarrow
- Turk's Cap
- False Holly
- Spirea
- Camelia
- Nellie Stevens Holly
- Azaleas
- Junipers
- Loropetalum
- Gardenias
- Bee Balm

Hosta
Knock Out Roses
Carpet roses
Mature Towering Oak Trees
Mature Towering Pine Trees
October Glory Maple Trees
Crepe Myrtles, pink and lilac
Dog Woods
Yaupon Holly
Lirope
Mondo Grass

The main front St Augustine and Centipede grass lawn has (3) stone terraces a variety of azaleas, gardenia, crepe myrtle Yaupon, Knock Out Roses, Lirope, Towering Oaks, Pines, and a sea of Asian Jasmine ground cover.

The side and rear yards include Centipede and St Augustine grasses, crepe myrtle, Oak Leaf Hydrangea, Japanese Maple, Japanese Cleyera, Towering Pines and Towering Oaks. On the south side of the home there is a large flag stone paved patio area, large enough to support a table and chairs for 10 persons. A location for a barbeque grill is nearby. A great view of the lake can be had from the seating.

The retaining walls are made by Pavestone and are of two colors. The walls in the front are earthen colored to blend with the landscape and to form a base for the house. The ones in the rear are lighter colored to blend with the home and garage buildings. There is a natural stone retaining wall along the road on the south side of the property. This wall blends with the natural garden above it. The wooden retaining wall on the north side has Asian Jasmine trailing over the top and cascading down the front at the road.

The 0.813 acre property is fully landscaped and irrigated with 20 zones of an automatic sprinkler system. There is an additional zone of irrigation at the lakefront comprising approximately 0.15 acres, land of which is part of the Brookhaven development. This makes 21 zones of irrigation with 3 spares for future zones of a 24 zone Rain Bird controlled system.

All seasons are experienced in this segment of East Texas. During the Spring, Summer & Fall especially, one 100 species of birds can be seen. The chirping and raising of their young is both pleasing and enjoyable to observe. There are cardinals, blue birds, robins, woodpeckers, house wrens, blue jays, hawks, crows, hummingbirds, buntings, tanagers, and many others. There are also aquatic birds such as the great blue heron and egrets that find home on the lake.

The home has 3 bedrooms and 3 baths downstairs and one bedroom-bonus room-office upstairs. The house has two 3 ton HVAC heat pumps with electric air conditioning and heating. It has 2 digital programmable thermostats. The entire downstairs has ceramic or quarry tile flooring except the master bedroom and bedroom #2 which have carpet.

Upstairs and the stairway is carpeted. The home has 2443 square feet of air conditioned space. The covered porch and deck has 452 square feet, approximately 50% of which is screened porch. It has 280 square foot attached covered car port on the south side.

The house has upgraded crown molding throughout. There is 2 x 2 solid all heart California redwood molding around each room wall, above the top of door casing level. The master suite comprises the bedroom, bath and a sun room. The bedroom has a glass door opening to the screened porch which is large enough for seating, a day bed and a glider. A TV outlet allows one to watch the evening news and the beautiful lake at sunset and the early morning and evening. The sun room allows you to get an early start, if desired, to exercise or use the bar for house plant preparations. The large master bedroom is capable of supporting a king size bed with twin night stand tables, dresser, and bookcase with a comfortable seating area. One wall has a pair of closet door mirrors opposite the bed. The master bath has a walk in-roll in shower with a Mr. Steam shower. It is large enough for two. The bathroom also has a TV cabinet with jack and a phone jack.

The kitchen has a large LG French door stainless steel finish built in refrigerator, stainless steel finish Bosh dish washer, stainless steel finish GE range and double oven, and a stainless steel finish GE microwave with built in exhaust and light. The kitchen has Silestone counter tops and cutting board with stainless steel sink, Insinkerator disposal, and travertine marble mosaic tile back splash. Special track and pendant lighting are provided.

The #2 bedroom could serve as a 2nd master suite. It has a private bathroom with ceramic tile floor, wainscot, and shower surround. The tub and shower have an MTI heated whirlpool bath with Delta plumbing fittings. The American Standard lavatory has a silestone counter top with a Delta faucet and soap dispenser. An American Standard toilet serves the bath room. A walk in closet is off the end of the bath.

The 3rd bed room is served by an adjacent bath room which also serves as a powder bath. This bath has a tub and shower, ceramic tile floor, American Standard toilet and lavatory with granite counter top. All plumbing fittings are brushed nickel. The room has vintage look bead board paneling painted.

There are ceiling fans in all bedrooms including the bonus room, living room, and the sun room.

The shop-office-storage building contains 1,385 square feet of which 725 is air conditioned. It has a 70 square foot deck at the front from which one can see the lake. The building could be converted into an apartment by adding a shower, a pullman type kitchen, and a water heater. The proposed apartment could support 2 bed rooms, a living-dining and a bath room.

Currently the building has an office, large storage room with a continuous work top on 3 sides with large storage capacity below. The storage room has special lighting and a fluorescent work light switched separately. It is also wired for TV and has a switched outlet. There is a large area for a home work shop with lots of space for wall shelving. One wall has a large built in work bench with a full height storage cabinet above. Space near the passage door houses a cabinet with a ceramic tile top supporting a microwave oven which is nice for coffee, tea or hot chocolate, especially in the usual mild winters of east Texas. At the north end of the building is a 256 square foot storage area that is fully insulated including an insulated 8' automatic garage door. This area houses lawn and garden equipment and has a wood storage rack the full length of one side. The south end of the building has a 10' insulated automatic garage door leading to a car-pickup truck port. The car port is large enough to house exterior covered storage materials and equipment. The garage is large enough to house table power saws, table miter saw, floor stand drill press, air compressor, shop vacuum and a large golf cart plus much wall space for shelving or storage.

The property has a boat dock at the lake. It has a boat slip with a kayak slip built into the lake bulkhead. The dock and bridge from the bulkhead is approximately 400 sq. ft. It has a pair of built in benches at lakeside. There is sufficient space for a table and chairs to sit and enjoy the beautiful lake. A view of the sunset can be spectacular, especially in the Spring and Fall. The boat slip is covered and has roofing to match the standing seam metal roof of the house. The dock has 120 volt power outlets and switched overhead lighting for the boat slip.

There is a total of 3,168 square feet of air conditioned space on the property.