

10776 Bourbon Street Showing Features

FEATURES AND FAQ'S:

- Three HVAC Units - Large unit on left side of house cools bottom floor, small unit on left side cools upstairs units, unit on right side of house cools the master bedroom suite.
- Home features foam insulation
- Water heater is three years old (there is one unit)
- 25,000 watt whole house generator that runs off natural gas (not propane tanks)
- Water softener
- There is a child safety fence that goes around the pool. (It is in the garage.)
- Why are they moving? The sellers are retiring and planning to downsize to acreage in Montgomery Trace.
- Electric bills run between \$200 and up to \$390 per month with Entergy. (\$390.13 was the highest bill.)
- Survey and elevation certificate can be provided but the seller encourages the buyer to purchase a new one.
- Deed restrictions and community covenants that can be provided but the seller encourages the buyer to seek more recent information from the community association.
- Homeowner's insurance cost for the seller is \$3,072 per year. They do not carry flood insurance.
- There was no flooding of the structures during Hurricane Harvey - water came over the bulkhead and about eight feet onto the property; far below the pool deck retaining wall. There was no damage to the boat slips, boats, or bulkhead.
- Lake levels - Since 2010, when the homeowners moved in, the lake has never been too low to launch boats from the slips.

COMMUNITY MARINA, CLUBHOUSE & BOAT RAMP:

- Boat Launch is private and only for French Quarter owners. The only people that use the launch are the ones that don't live on the water or canal. Most of the interior lots have their boats in the slips and don't use the ramp
- Clubhouse is also private and can never be rented to an outside person. (It is not open daily for random use.)
- Community Pool is hardly ever used as most people out here have their own pools. There have been a very few times, even on major holidays, that the pool has anyone in it.
- HOA fee covers the gated entry, common area landscaping, clubhouse, pool, boat ramp, and docks maintenance as well as deed restriction an architectural control enforcement.
- There are 96 lots in the French Quarter with 49 with homes on them at last count.

HOME/PROPERTY GENERAL INFORMATION:

- Square Feet: 4517
- Rooms: 3 Bedrooms, 3 Full & 2 Half Baths, Study, Gameroom, Hobby Room, Formal Dining
- Lot Size: 14,657sf (.34 acre)
- Bulkhead: Just under one hundred feet (98')
- Boat Slips: Two
- Garage: Oversized three car
- Home faces West
- Builder: Woodhaven Custom Homes

INTERIOR FEATURES:

- Formal Dining/Wine Grotto
 - Wine Grotto – View into the family living area. Wine refrigerator stays with the home
 - Tray ceiling with double-crown molding
 - Wide plank wood floors
- Family Living Area
 - Blinds along back of family room are remote control
 - Real stone gaslog fireplace
 - Built-in Speakers for the homeowner's Nuvo sound system
 - Wide plank wood floors
- Kitchen/Breakfast
 - 3 Professional series ovens
 - 2 built-in spice racks (one on each side of the range)
 - There is a pot filler over the cooktop
 - Huge walk-in butler pantry with room for a second refrigerator or freezer
- Powder room is in the hallway just outside the study

- Executive Study
 - Plantation shutters
 - Double-crown molding and recessed lighting
 - Built-in Speakers for the homeowner's Nuvo sound system
 - Note the 8 camera security system that will remain with the home (Is it needed? It never has been but a lot of people think it is a good idea to have one on a waterfront home.)
- Master Suite
 - Views of the lake
 - Private exit to spa and pool
 - Built-in Speakers for the homeowner's Nuvo sound system
 - Dual vanities, garden tub and walk-in shower with two shower heads
 - Big walk-in closet with custom built-ins
- Laundry
 - Sink, cabinets and great counter space
 - Built-in dryer racks
 - Washer and Natural Gas Dryer are negotiable but not planning to include
- Mud Room/Garage Entrance/Stairs Area
 - Be sure to see the big closet under stairs storage
 - Solid wood stairs with slate tile risers
- Top of Stairs
 - Point out great Texas Basement (attic storage) just off the landing area (Note this area is well insulated but not climate controlled.)
- Bedrooms Two and Three
 - Large walk-in closet
 - Lake views
- Bathrooms Two and Three
 - Two bathrooms up makes entertaining guests easier
- Gameroom
 - Theatre lighting around the room
 - Walk-out balcony with beautiful wood ceiling overlooks lake
 - Built-in Speakers for the homeowner's Nuvo sound system
 - TV and Sound System are negotiable but not included
 - Seller is willing to add closets to turn this back into a true bedroom
- Extra/Hobby Room
 - Be sure to walk over to the attic door and open it. Walk out into the attic or at least point out the large area that can be built out to add another bedroom, media room, etc. NOTE THIS ATTIC SPACE IS CLIMATE CONTROLLED & SUPER INSULATED for energy efficiency and future expansion.
 - Point out the PEX Manabloc water systems

EXTERIOR FEATURES:

- Summer kitchen remains and will be cleaned prior to closing – recently replaced the 3 burners
- Shades on the East side of the patio – Note they are see-through so you can see the sunrise and still be cool
- Note the sliders (doors) from the family room open to great entertaining
- HALF BATH IS JUST OFF THE HOT TUB AREA in the second covered patio area
- Two boat slips –
 - Homeowners recently replaced both units/motors, with auto raise controls, that raise the boats on the lifts
 - The covers slide for easy boat access
- Approximately 100' of bulkhead. Seller has not had issues with the bulk head - All the drainage runs underground and through the bulkhead and into the lake. When you don't do it this way all the water run-off is continually hitting the bulkhead and running between the ground and bulkhead.
- Sprinkler System