

FEATURES LIST

LUXURIOUS WATERFRONT LIVING

One of Lake Conroe's Most Distinctive Homes Located in The Estates of Bentwater
Oversized waterfront site with over 180' of water frontage provides dramatic views of Lake Conroe



Exterior

- Beautiful stucco home with Mediterranean appeal
- Cantera stone pillars and wrought iron rails frame three levels of porches and patios covering approximately 2,500sqft. All of which are designed to highlight the home's dramatic backdrop...beautiful Lake Conroe. This outdoor space provides multiple dining and seating areas and provide a resort-like setting
- Infinity salt water pool with water features, dramatic lighting and a hot tub complete the outdoor entertainment package. The decking is comprised of pavers sitting on a concrete pad. There's a full bath just off the pool
- Summer Kitchen a grill and cabinetry below and a serving bar beside it. You can actually open the kitchen window and serve from the kitchen
- Lush landscape front and back designed to complement the beautiful setting
- Porte-Cochere and circle driveway for easy access and lots of parking room. Oversized 3 car + golf cart garage with pebbled flooring and abundant storage. Mud room and closet connect garage to house
- Recently renovated composite decking, 2 boat slips and lifts for 4 jet ski
- Bulkhead recently replaced

185 Promenade | Montgomery, TX
Bentwater Subdivision

Interior

This home has the “WOW” factor. Built by Rocky Butler of Tuscan homes, one of Montgomery County’s premier builders. The attention to detail begins at the double iron door and continues throughout the home. Flooring is mostly travertine with carpet in the bedrooms. Unique granite in every bath reminds you that this home is very special. A pattern of fluted glass appears in all of the glass cabinets and glass doors. To replicate the effect, the design continues in the hand-fluted wood doors throughout the home

On the first and second floor, you will find matching guest suites each with a full bath. Separated by a walled door, the uniquely designed suites allow them to be divided and used as separate bedrooms or they may be used in tandem creating a bedroom and sitting room combination. How perfect for a guest with small children or a longer-term guest who needs a little extra space. All four of these rooms exit to either the pool (1st floor) or covered balcony (2nd floor).

With two stairways and an elevator, all three levels are easily accessible to the home owners and their guests.

First floor:

- Double-height foyer with barrel ceiling leads to Living Room with dramatic wall of arched glass
- Open circular staircase with ornate wrought iron railing and gorgeous chandelier
- Double-height Dining Room with a Juliette balcony above for dramatic effect
- Two guest suites each with a full bath
- Study with beautiful woodwork, built-ins and a matching desk. Notice the fluted glass cabinets and matching doors

First floor (continued):

- Large country kitchen with:
 - ❖ Stainless steel appliances (4-burner Wolf gas range with griddle, double oven, microwave, 1 Fisher and Paykel dishwasher, 1 Kitchenaid dishwasher, commercial-grade Subzero refrigerator, two pull-out beverage drawers, 2 dishwashers, 2 Wolf ovens, warming drawer, microwave, trash compactor)
 - ❖ Fluted glass cabinets to display your special items
 - ❖ Granite tiered counter top to entertain while you work
 - ❖ Tumbled marble backsplash
 - ❖ Prep sink
 - ❖ Large island for additional counter space
- Entertainment bar with Kuppertsbusch café machine and ice maker
- Large walk-in pantry
- Family room and breakfast room with wall of windows provide open water views of Lake Conroe
- Utility room (there's another on the 2nd floor) with additional Subzero refrigerator
- Wine Grotto (built in 2015) with views of Lake Conroe includes:
 - Electric fire place built into a wall of petrified wood stones
 - Intricately carved wood columns supporting the Italian vaulted ceiling
 - Two designer Iron doors with vineyard detail
 - Wine cooler and sink

Second floor:

- Owner's Retreat comprised of:
 - ❖ Oversized Master Bedroom with recessed television
 - ❖ Separate covered balcony and wall of windows
 - ❖ Large Jacuzzi tub with wall of butt glass for full Lake Conroe views
 - ❖ Shower with 10 sprayers
 - ❖ Oversized closet plus room for additional storage or exercise includes a wet bar, refrigerator
- Two guest suites each with a full bath that exit onto a covered balcony
- Game room
- Home theatre; media equipment and seating for 8 included (built in 2011), includes wet bar and refrigerator with ice

Third floor:

Lookout Tower with observation deck for breath taking panoramic views of Lake Conroe

Full Country Club Membership Available

5 BDRM | 6 FULL 1 HALF BATHS | 2 STORY
9,092 SQFT

MLS # 77923956