

*Welcome Home to a House Like No Other...*

**2422 Blue Canoe Ct**



In the Gated Lake Cove Sanctuary of Seabrook Texas

# Structurally Speaking....

- 2x6 exterior framed walls, not 2x4 like most other homes
- Open cell spray foam insulation on exterior walls for energy efficiency and sound
- Premium Showcase storm impact windows
- Neuma 3 Point Locking Storm doors on rear of home
- 36 bell bottom concrete piers under foundation and 14 under pool
- Windstorm engineered construction
- Structural framing tie ins and straps used throughout
- Engineered truss system between floors
- Multiple attic storage areas with plywood floors
- Windstorm engineered sheer walls in living area built with plywood
- Reinforced garage door for windstorm and smartphone remote access opener
- Heavy duty attic access ladder

# Vacation Resort Lifestyle Outside...

- Outdoor shower with electronic controls
- Heated Pool & Spa with pebble-tec finish with negative edge and travertine pool decking
- Dramatic elevation changes, stone paths and steps outside
- Large boat house with electronic sling lift and seating area
- Windstorm engineered pergola
- Outdoor kitchen and bar area with large gas grill/rotisserie, refrigerator, hot/cold sink and icebox
- Large gas fire pit and conversation area
- Cozy outdoor stone gaslog fireplace and entertainment system for TV and speakers
- Connections for natural gas ceiling heaters
- Dramatic arches & generous use of natural stone accents
- Multiple seating areas for entertaining and views of the waterfront and boats passing by
- Earth friendly low maintenance xeriscape tropical landscape (no grass to mow, low watering needs)
- Mosquito misting system

# The Cucina (The Kitchen)

- High end kitchen appliances including oversized side by side refrigerator/freezer, ice-maker, reverse osmosis water filtration system under sink, Gas 6 burner/griddle range cooktop with double convection ovens, professional style vent hood
- Large walk in pantry and cabinets with room to hideaway your small appliances
- Cabinet tip out handy for hiding sponge and scrub brushes
- Waterfall edged custom granite counters with eat at bar and open to living space
- Scratch resistant composite granite deep sink
- Casual, circular dining area with views of the waterfront
- Task and accent lighting on upper and lower cabinets
- Faux wood beams and mantle along with custom built stone enclosure around stove
- Matching iron cabinet hardware and lighting elements
- Plentiful Knotty alder custom built cabinetry
- Adjacent laundry room has a wash sink, plenty of cabinets and room for a second refrigerator

# Master Bedroom & Bath Retreat

- Wake up every morning with a refreshing view of the pool and waterfront from your private retreat
- Large 6 head walk in Kohler electronic controlled shower with customizable user settings
- Custom built Knotty Alder cabinetry with tip outs at both vanities
- Abundant closet space with built in dressers and shelving
- Luxurious oval jetted tub
- Eye catching copper sinks and polished Travertine counters and Travertine floor to ceiling shower
- Wood shutters
- Direct and private access to the outdoor living space
- Large area with room for seating and entertainment to complete your personal escape

# A Little Something Extra...

- Custom, site built cabinetry throughout the home
- High profile knotty alder wood base trims on first level
- Arched knotty alder doors throughout home with designer hardware & kerf jambs on all doors
- Dramatic 3 story circular stairway with motion activated LED path lighting
- 3rd floor hideaway to enjoy sunrise views and summer Friday fireworks
- Hardwood red oak treads and custom site built iron railings
- Brazilian Mahogany arched front door with private electronic access courtyard, soothing fountain and gas lamps
- Versailles pattern tumbled Travertine floors throughout
- Scraped engineered hardwood floors in master and study
- Study/Bedroom has a separate bar area with wine cooler, mini-fridge and copper sinks with a rusted art wall in the half bath
- Walk out balcony from upstairs master with custom iron railings
- 2 level Piazza style living area with electronic stone fireplace
- Unique angles and curves throughout add dramatic design elements

# Smart Stuff....

- Trane xl20i High Efficiency 4 ton and 2 ton HVAC units with 4 individual heating/cooling zones
- Honeywell Wifi thermostats accessible by smartphone
- Broan energy star exhaust fans
- Central vacuum with HEPA filtration
- Tankless On Demand Gas water heater
- Pex plumbing with easy access individual shut off valves in garage cabinet
- Smart Home with Cat 6 wiring to all rooms and multiple Z-Wave automated lighting controls for certain exterior lighting elements
- Living area pre-wired for automated sunscreens
- Alarm system
- Video Doorbell Intercom
- Exterior Security Cameras
- Electronic shower controls in 3 showers with thermostatic shower valves for fast water heating