

French Country Home

Complimented with many amenities

- Gated community.
- Lakefront community –
 - 2 Private Lakes (Trophy Lake & Ridge Lake), designed by renowned fisherman Jimmy Houston
 - Ridge Lake is actively managed and fully stocked lake on 70 acres
 - Private park area with bird observatory, grills, boat launch, recreation areas and bathrooms
- Woodforest 27 hole golf course, rated #1 public course in the state of Texas, 2 minutes away, with unprecedented club house to celebrate after a game or simply enjoy a great meal and the views.
- Lakefront home on 1.68 acres.
- Water well 350', 3 phase/3hp, within protected well house, new water well ballast tank. Provides substantial water bill savings up to \$800 per month.
- \$100k Grecian style oversized salt water pool/spa, loaded with state of the art features.
 - Sunning ledge and large, in pool seating area.
 - Wi-Fi App / Remote access controlled pool equipment.
 - Enclosed pool equipment house.
 - Oversized deck area with multiple seating areas.
 - Piered (30) foundation/footing.
- 21 zone sprinkler system across entire property. Drippers, sprinklers and soaker system in the beds.
- 20kw fully automated, entire home natural gas Generac generator.
- Professional landscaping throughout.
- Outdoor lighting throughout the property. (street, house and pool)
- 2 porches, outdoor kitchen.
- Pergola.
- Lot sized to accommodate 4th garage build.
- Piered foundation (60)
- Brick and Stone exterior.
- 12' driveway, 4' walkways.
- Crown molding throughout.
- Ample storage. Garage attic is 600sqft, and walk-in floored house attic space.
- 10' and 12' ceilings.
- 2 x 6 walls / Energy Star rating home.
- Water Softener.
- Fireplace / Gas Logs
- Hardwood Floors.
- Outdoor Shower.
- Lakeside seating area with oversized fire pit.
- Alarm and 8 camera security system(s)
- Electric dog fence.
- Gutters.