







Bella Vita Luxury Home Features
12375 Tramonto Dr
Conroe, TX 77304





Perfect Location!

This exquisite home is located on the east side of Lake Conroe close to all that Montgomery County has to offer:






-  Small, quiet, gated neighborhood
-  Just minutes to shopping, restaurants, etc.
-  Easy access to Interstate 45
-  15 minutes to The Woodlands
-  30 miles to Intercontinental airport
-  45 miles to downtown Houston

Magnificent Views!








The home was built to maximize the incredible sunsets on Lake Conroe with wide open waterfront facing northwest.

-  Balconies provide shade all day on 2 floors
-  Waterfront is protected from fast moving watercraft
-  Wide entrance into Lake Conroe
-  Views across Lake Conroe to the dam

Pool Features

-  Heated pool with Spa
-  Travertine Decking
-  Sun Shelf
-  Two Fire Bowls
-  Fire Pit (natural gas)

Boat Dock/Lifts/Bulkhead/Decking

-  Deep Water (10-12 feet at dock)
-  TREX Decking
-  Boat slip (11'x25')
-  Two Jet Ski Lifts
-  Lift Capacities of 3,000 LBS
-  Lounging/Fishing Dock
-  Bulkhead with stairs to enter Lake

Home Features – 6200 SF MCAD – Built in 2013

Stonework in home was inspired by the Chapel at Castello di Amorosa in Calistoga, California

First Floor

- ◆ Game Room
 - Best Sports Viewing with 4 TV's
 - Plenty of room for seating and play!
 - Wet bar with refrigerator and ice machine and plenty of cabinet space for glasses
- ◆ Large Laundry room with hidden closet
- ◆ Large Half Bath adjacent to storage area for pool towels and life vests
- ◆ Two Bedrooms with connecting Bath
- ◆ Large Storage Closet
- ◆ Floor to Ceiling Doors to outdoor deck area, outdoor kitchen, pool, and boat

Wine Cellar (Between 1st and 2nd Floor)

- ◆ Custom built holding 600 bottles of wine
- ◆ Cooled to a constant 59 degrees

Second Floor

- ◆ Kitchen
 - Chef's Kitchen
 - Expansive Pantry Room including floor to ceiling built-ins, microwave, and desk
 - Granite Countertops and Custom-Built cabinets
 - Spectacular Butler's Pantry and Coffee Bar
 - Expansive Island seating 10+ people
 - State of the Art Wolf 72" Oven/Range with a Pot Filler
 - Two dishwashers, 1 specific for delicate crystal and glassware
- ◆ Living Room
 - Completely open to kitchen and dining
 - Beautiful Fireplace with TV mounted above the mantle
 - Hand-painted mural accent wall
 - Custom built-in Shelving
- ◆ Balcony
 - Large enough for a large dining table
 - Large seating area with a cozy fireplace and outdoor TV

- Floor to Ceiling sliding doors open the space between indoor and outdoor living
- ◆ Home Theater (or 4th bedroom)
- ◆ Extra Room (off Home Theater)
 - Built ins floor to ceiling currently being used as a sewing room
- ◆ Elegant and Functional Home Office
- ◆ Half Bath for guests adjacent to Home Theater

Landing between Second and Third Floors

- ◆ Built In Book Cases
- ◆ Large enough for a baby grand piano

Third Floor – Master Suite

- ◆ Private 3rd Floor retreat
- ◆ Seating area with amazing views of Lake Conroe
- ◆ Coffee Bar
- ◆ Fireplace
- ◆ Tremendous closet with built-ins
- ◆ Second Laundry Room
- ◆ Separate soaking tub
- ◆ Shower with Rain shower and traditional heads
- ◆ Separate room that could be used for fitness, nursery or office. Currently used as bedroom for grandchildren

Smart Home Features

- ◆ Surround sound throughout home and patios
- ◆ Digital Thermostats on each floor
- ◆ Central light system on each floor (able to control many home lights on one switch)
- ◆ Energy efficient
- ◆ Camera Security

Custom Details

- ◆ 3 Floor Elevator
- ◆ Doors (Solid Alder)
- ◆ Anderson Windows
- ◆ Custom painted Walls
- ◆ Ceiling Heights (12' on 2nd floor, 10' on 1st and 3rd)
- ◆ Cabinets custom built on site from hard wood
- ◆ Exquisite Walnut hardwood (\$27/SF) and Travertine Flooring
- ◆ Oversized 2-car garage with extra storage area and epoxy floors

- ◆ Circular Paver Driveway
- ◆ Landscaping/Irrigation (drainage on both sides of home)
- ◆ Copper Gutters
- ◆ Water Features – Fountains in front and back
- ◆ Rigid Foam Insulation



Additional Features

- ◆ Outdoor Grill/Cooking area on 1st Floor and built-in gas grill on 2nd Floor
- ◆ Outdoor Wrought Iron Spiral Staircase between 1st and 2nd floor
- ◆ Whole House Generator
- ◆ Automatic Pest Repellent System

Builder: Champion Custom Homes

Architect: Mark Todd

Pool Construction: Cypress Custom Pools

Existing Warranties and Service Contracts:

- ◆ Chem-Tech Termite and Pest Control – New Construction and Slab Pre-Treatment.
Yearly treatments at a cost of \$125.