

10 THINGS I LOVE ABOUT THIS HOME!!

47 WATERTON COVE PLACE

- 1. LOCATION LOCATION LOCATION!! Walk to nearby Market Street and Hughes Landing. ENJOY listening to the outdoor concerts at the Cynthia Woods Mitchell Pavilion from the outdoor space!*
- 2. The East Shore Clubhouse offers a pool, gym, and lots of community events and activities! Great neighbors! Contemporary Townhome, Gated Community "Lock and Leave"*
- 3. HUGE Kitchen island, WOLF 8 Burner Range, UPGRADED Appliances, great area to entertain guests!*
- 4. MASTER SUITE with a FANTASTIC VIEW!! Overlooks the canal, great outdoor space on the balcony to enjoy morning coffee from the coffee bar and refrigerator located in the Master Suite!*
- 5. AMAZING MASTER BATH, Soaking tub, BEST SHOWER In the World!!*
- 6. LOTS OF GREAT CLOSETS!! Built-out additional area in one of the Master Closets!*
- 7. AMAZING, HUGE Utility Room - SO MUCH STORAGE!*
- 8. The ELEVATOR makes for easy access to floors 1-3!*
- 9. NO Traffic Noise, despite being so central! Take the free Woodlands Trolley from just across the Waterway!*
- 10. Enjoy sitting on the balcony watching the canoe and paddleboards that go past the house. Also a great place to watch the annual Ironman Triathlon from the comfort of our patio and balconies!*

UPGRADES

47 WATERTON COVE
PLACE

ALL UPGRADED WOLF Appliances

UPGRADED WOLF Sub Zero 48" Refrigerator

UPGRADED WOLF 8 Burner Range 48"

Sub Zero Undercounter Beverage Cooler at Wet Bar & Coffee Bar

Pendant Kitchen Lighting

Under the Counter Lighting in Kitchen

Cabinet Upgrades in Kitchen / Lighting in Upper Glass Door Cabinets

Countertops Upgrades / Custom Utility Cabinetry

State of the Art Minka Aire Aviation Stainless Ceiling Fans

Deco Hardware

Elevator with Access to Floors 1-3

Added Closet to Gameroom, Double Doors, Full Shelving

Purist Chrome Bath Fixtures

Polished Chrome Toobi 2-Hole Deck Mount Bathtub Faucet/Master

Converted Tub to Shower/3rd Floor and Shower Enclosure

Custom low voltage mini-recess throughout the home

Metallic brushed Stainless Switch and outlet cover plates throughout home

Twist Spindle Detail on Interior Stair Railings

UPGRADES

**47 WATERTON COVE
PLACE**

Floor plug in Living Room

*Upgraded Enlarged Utility Room/ Custom Utility Cabinetry / Shelving /
Utility Sink & Faucet*

Hunter Douglas Blinds on all Floors (1st & 2nd Floor/Motorized)

Custom Black Walnut Cabinetry & Bookcases in Study

Full Light Glass Double Doors on Master Study

Custom Black Walnut Fireplace Mantle in Family Room

UPGRADED Cosmo Tile/Stone Fireplace/Blower Fan

Closet in Entry under Stairs

Raised Bonus Room Ceiling/Beams on Vaulted Ceiling 4th Floor Bonus Room

Build out Additional Area in one of the Master Closet's

Added Window at Master Bedroom

Added Niche in 2nd Floor Landing

UPGRADED Tile /Wood Floors

Summer Kitchen, Stucco Cabinet, Granite Top, Stainless Steel 32" Grill,

20KW Kohler Natural Gas Generator with Automatic Transfer Switch

Security Equipment

Garage Built - In's