

5915 White Oak Trace
Lake Conroe

OVERVIEW



**Located End of
Waterway**



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ENGINEERING/ TECHNICAL

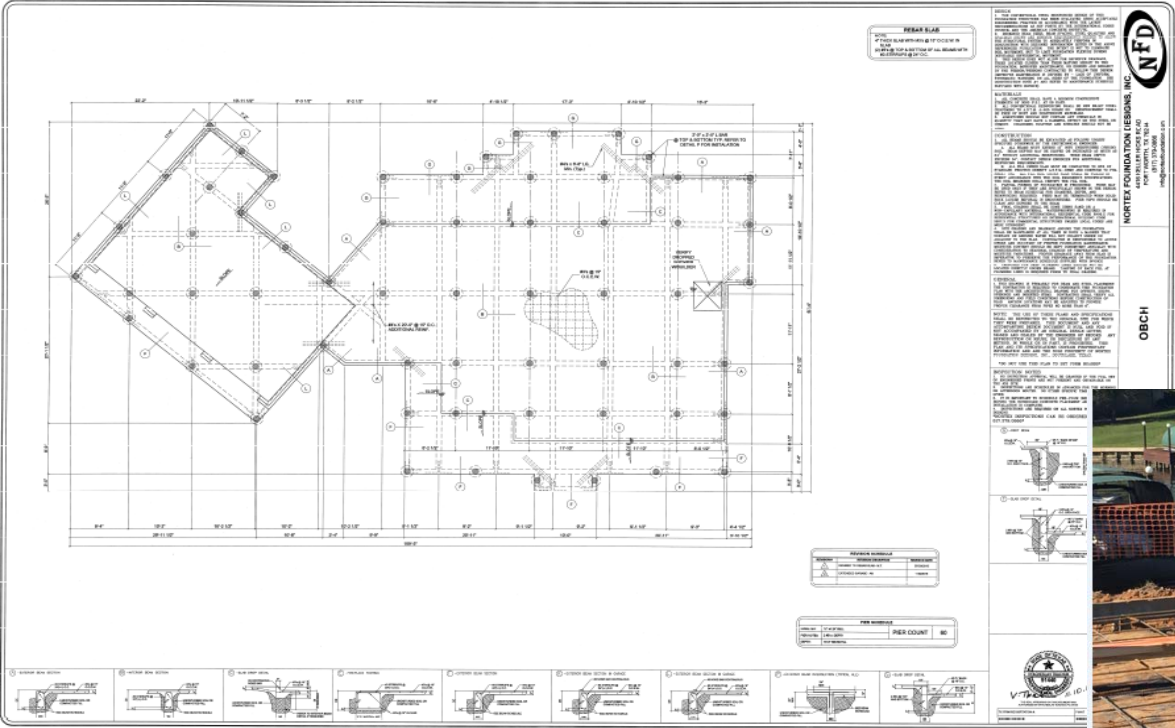
Approximate Size:

Living approx. **3,500 SF** (*per appraisal*)

Total Area = **5,667 SF** (*all area under roof*)



Foundation / Footings:
64 Piles under Concrete Beams



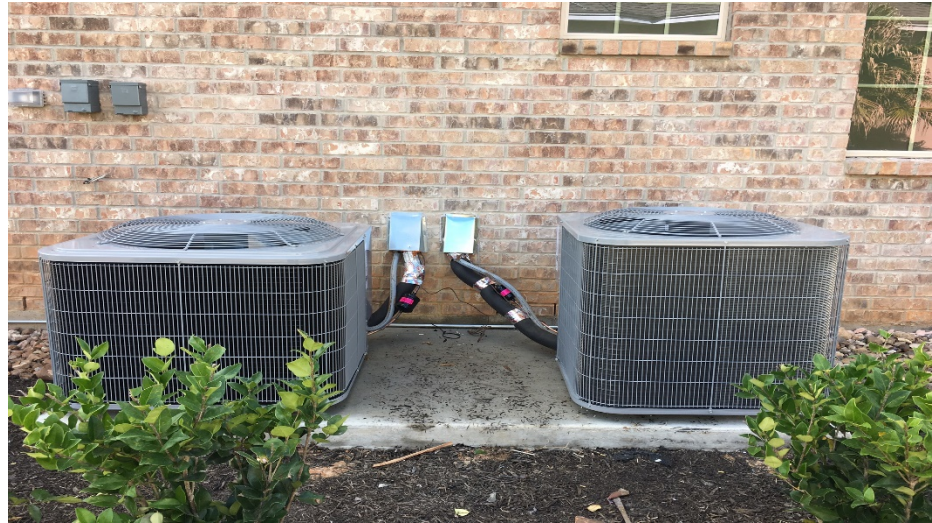
Structural Framing:

- Upgraded 2" x 6" (up/down)
- Upgraded Plywood Sheathing (no OSB)
- Upgraded Marine Grade Plywood (first 2')
- Upgraded Plywood w/Radiant Barrier Roof



HVAC Plumbing:

- 2 Gas Water Heaters
- 2 Central A/C- Heaters
- Zoned Lower Floor
- 2 Stage High Efficiency (Lower)



ELECTRICAL:

- Upgraded 20 Amp Circuits (in lieu of 15A)
- Upgraded 12g Wire (in lieu 14g)



- **WINDOWS** – *Pella*
- **PUMBING** – *Kohler*
- **FLOOR (Down)** – *Travertine, Tumbled Versailles Pattern*
- **FLOOR (Up)** – *Wood / Patterned Carpet*
- **FLOOR (Balcony)** – *Slate*
- **APPLIANCES** – *Kitchen Aid / Maytag*
- **FRONT DOOR** – *Mahogany*
- **SURFACES** – *All Granite (Kit/Pantry/Baths (up & down)/Outdoor)*
- **WOOD TRIM** – *Heavy, Birch, Fully Encased Windows, Crown Moulding (both upstairs & down)*
- **IRON WORKS** - *Circular Stairs, Interior Balcony, Exterior Balcony*
- **ALL BRICK EXTERIOR** - ACME
- **26 TAPERED COLUMNS**



- **CALIFORNIA CLOSET** - *Master Bedroom*
- **BUILT-IN** - *Shelves & Storage (throughout house)*
- **STAIRCASE** - *Spiral*
- **DRIVEWAY** - *Circular*

- **20' COFFERED BEAM CEILINGS**
- **CANTILEVERED INT. BALCONY** - *Wrought iron railings*
- **EXT. BALCONY (379 sq')** - *capable to enclose for future game/sunroom (access to water, cable, & electrical currently in place)*
- **OUTDOOR KITCHEN** - *Built-in BBQ, sink, and bar seating*
- **PATIO AREA** - *Electrical in place for future outdoor Spa*
- **WALK-IN PANTRY** - *Oversized, built-in shelves, granite counters*
- **GARAGE** - *True 3 car garage. 3rd is long enough to hold boat trailer & workshop area*
- **DECKED ATTIC** - *Extra storage space (built-in staircases)*

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PICTURES





