



Alex Lyon
Real Estate Specialist
281-508-0784
alex@livearoundthebay.com
www.HAR.com/AlexLyon

Special Features & Additional Information – 830 Grove Rd

Property Features: Structural/Mechanical

- Custom home completed December 2016
- Hydraulic Elevator (3 stops)
- Tankless hot water heater (Rinnai, gas)
- 2 HVAC systems, Lenox 16 seer, 4 ton and 3 ton
- High impact (storm) windows
- High impact (storm) Exterior Doors
- 2 Honeywell Digital/Wi-Fi thermostats
- Built in speaker system with Wi-Fi controls (1st floor Living room, Master & Deck)
- 2 refrigerators, and washer/dryer can stay

Property Features: Design/Cosmetic

- Unique floorplan: 2nd story to be used as guest quarters or amazing game room
- 2 covered balconies
- Large enclosed storage area/workshop with plumbing connections
- Abundant parking (up to 6 vehicles depending on size)
- Fully fenced yard with rolling driveway gate
- 2 “Master” Bedrooms with ensuite bathrooms & walk-in closets
- Lush landscape yard with water feature and bench swing
- Wide plank engineered hardwoods and tile throughout (no carpet)
- Custom cabinetry and built-ins throughout
- Marble, leathered Granite and Quartzite countertops
- Crown Molding throughout
- Custom roman shades throughout
- Decorative vaulted wood ceiling in 2nd story Great room
- Ample storage in 2 attic spaces and large walk-in under stairs

Insurance: Flood: \$965 Windstorm: \$2,465 Homeowners: \$702

***This information has been provided by the seller as a courtesy only. Insurance cost will vary due to multiple factors. All Buyers should obtain a home inspection, insurance quotes, and verify all information independently. ***