

## Features List 12150 PEBBLE VIEW DRIVE CONROE TEXAS 77304

- 2 LAKEFRONT LOTS
- SEPARATE OUTDOOR KITCHEN STRUCTURE (1020 SQ FEET INCLUDING PATIO. GAS FIREPLACE, FULL BATH WITH A/C, STORAGE UNIT, AIR CONDITIONING, REFRIG (2), ICE MACHINE, GAS GRILL AND WARMING DRAWER).
- OUTDOOR TV OVER FIREPLACE AND OUTDOOR SPEAKERS
- ELECTRIC OUTLETS IN SOFFETS ON FRONT OF HOUSE
- STUCCO STRUCTURE WITH STONE ON FRONT
- MONITORED SECURITY SYSTEM
- FLAGSTONE FRONT ENTRY AND BACK PATIOS
- LANDSCAPE LIGHTING FRONT AND BACK OF HOUSE
- NATURAL GAS GENERATOR FUELS ENTIRE HOUSE
- WATER FILTRATION AND PURIFICATION SYSTEM
- BUG MISTING SYSTEM
- COLOR CONCRETE DRIVEWAY WITH EXTRA PARKING TRIMMED IN FLAGSTONE
- DOUBLE BRASS FRONT DOOR WITH ORNATE GRILL
- FRONT ENTRY 20 FT HIGH CEILING WITH 2 GRANDE CHANDALIERS
- CURVED STAIRCASE WITH WROUGHT IRON BANNISTER
- INGROUND POOL WITH INFINITY EDGE; WATER AUTO FILL; PEBBLE TECH BOTTOM
- POOL CHILLER
- OUTSIDE SHOWER HEAD FOR POOL AND LAKE USERS
- FIRE PIT ADJACENT TO POOL
- TWO SPRINKLER SYSTEMS
- BOAT DOCK WITH BOAT LIFT AND TWO JET SKI LIFTS
- COVERED BOAT DOCK/STORAGE
- BUILT INS IN MOST BEDROOM CLOSETS
- CEDAR CEILINGS IN CLOSETS
- HARDWOOD FLOORS THROUGHOUT EXCEPT WET AREAS AND UPSTAIRS BEDROOMS
- SEVERAL TRAY CEILINGS ALL WITH LIGHTING

- GRANITE COUNTERTOPS STAINLESS APPLIANCES WITH DOUBLE OVEN, WARMING DRAWER AND CABINET FRONTS ON REFRIGERATOR AND DISHWASHER,
- WALK IN PANTRY
- BUTLERS PANTRY AND UPSTAIRS BAR WITH COPPER SINKS, ICE MACHINE AND WINE REFRIGERATOR (BUTLER'S PANTRY)
- UPSTAIRS BALCONY ACROSS ENTIRE BACK OF HOUSE OVERLOOKING LAKE
- FANS THROUGHOUT HOME AND OUTDOOR AREAS
- STORAGE IN ATTIC -TEXAS BASEMENT
- ZONED AIR AND HEAT, NEST THERMOSTATS
- INSULATED GARAGE WITH WIND RATED INSULATED GARAGE DOORS
- GRANITEX GARAGE FLOOR AND MULTIPLE BUILT INS FOR STORAGE. GRANITE ON GARAGE COUNTERTOPS
- PLANTATION SHUTTERS ON ALL WINDOWS WITH REMOTE CONTROL ELECTRIC SHUTTERS IN HIGH AREAS
- GAS FIREPLACE WITH OUTLET IN MANTLE
- TWO MASTERS (ONE UP AND ONE DOWN) WITH RESIDENTIAL ELEVATOR GOES TO UPSTAIRS MASTER
- AIRTUBS IN MASTER BR DOWN AND FULL BATH UP
- DOWNSTAIRS MASTER ON-SUITE HAS WALK-IN GLASSBLOCK SHOWER WITH MULTIPLE SHOWER HEADS AND TILE SEAT
- CROWN MOLDINGS ARE THROUGHOUT THE ENTIRE HOUSE
- FAUX PAINTED WALLS ARE THROUGHOUT ALL MAIN AREAS OF UPSTAIRS AND DOWNSTAIRS EXCEPT BEDROOMS
- THREE 50 INCH PLUS WALL MOUNTED FLAT SCREEN LED TV'S ARE IN THE HOUSE AS WELL AS SMALLER TV'S IN ALL BEDROOMS AND MASTER BATH
- SURROUND SOUND IS IN ENTIRE HOUSE WITH SPEAKERS AND VOLUME CONTROLS IN ALL ROOMS AND OUTSIDE
- 25K PLUS WORTH OF FANS AND LIGHTS ARE IN HOUSE
- LARGE STORAGE ROOM IS UPSTAIRS THAT HAS BUILT INS AND A DESK AND RACK FOR ALL SURROUND SOUND EQUIPMENT AND CABLE AND PHONE EQUIPMENT
- HOME IS IN GATED COMMUNITY AND IN A SUBDIVISION WITH ONLY 65 HOMES. COMMUNITY PICNIC AREA WITH POOL