

14523 Diamondhead N

Updates & Special Features

Characteristics:

- ❖ Builder & year: John Hardin in 1997
- ❖ Square Footage: 3,686 sqft
- ❖ Bedrooms: 4/5
- ❖ Full baths: 4
- ❖ Half baths: 0
- ❖ 4 car attached oversized garages

Interior Features:

- ❖ 4 Bedrooms – 3 with en-suite bath
- ❖ 4 Full baths – 3 with walk-in showers
- ❖ All bedrooms have direct patio access
- ❖ Primary bedroom and bathroom features built-in dressers, garden tub and hidden luggage storage + indoor safe
- ❖ Study with built-in desk
- ❖ Large game room
- ❖ Custom windows with butted glass
- ❖ Custom interior doors with transom windows
- ❖ Custom cabinets throughout home with curved features and 3 rooms with bookshelves
- ❖ Soaring ceilings
- ❖ Granite kitchen countertops and bar
- ❖ Lighted China cabinet
- ❖ 2016 Energy Efficient cooktop, wall oven and microwave
- ❖ Walk-in pantry
- ❖ Large laundry room
- ❖ Gas log double sided fireplace
- ❖ 3 Zone AC and Heat
- ❖ New high seer rating Trane in 2016
- ❖ Digital thermostats
- ❖ Extensive, custom recessed lighting in living room and primary bedroom

14523 Diamondhead N Updates & Special Features

- ❖ Recently painted interior
- ❖ All new carpet
- ❖ Ceilings fans
- ❖ Two recently new Rheem hot water heaters
- ❖ Recently new Pelican water softener with filter and anti-bacterial UV light
- ❖ 2 walk-in attics and lots of storage throughout

Exterior Features:

- ❖ Architectural Columns, turrets and arches
- ❖ New roof in 2009
- ❖ New stucco in 2003
- ❖ Private Peninsula (forms cove) River Authority provides lease of \$0.00 for 20 years and use of 1/3 acres of land
- ❖ Over 500 feet of private bulkhead
- ❖ Custom cut-glass front door
- ❖ 220 degree water view from inside the house!
- ❖ 2 covered patios – usually breezy!
- ❖ Private 2nd floor patio
- ❖ Custom landscaping and lighting
- ❖ One 12 zone sprinkler system – lake water
- ❖ Cul-de-sac street in secluded area (neighbors watch out for each other)
- ❖ Neighborhood pool, gated marina/boat launch, clubhouse, no MUD tax, maintenance fee \$35/month
- ❖ Slab elevation is 207.5msl – the Dam “spillway” is lower at 207.00msl
- ❖ Room for pool, spa and boat house