

## Features and Upgrades of 23606 Esperia

### Kitchen

- Tall creamy white glazed cabinets with crown molding
- Oversized island with breakfast bar
- Granite countertops
- Stone tile backsplash
- Stainless steel appliances
- 5-burner gas range
- Double ovens
- Walk-in pantry with automatic light and built-in spice rack
- Large dining area with tall windows

### Living Room

- Tall 11-foot ceiling
- Natural light from big windows
- Great views
- Stone fireplace with wood mantle is remote control operated
- Custom built-in entertainment center
- Pre-wired for surround sound

### Owners' Suite

- Bay windows with custom shutters
- 12-foot ceiling with crown molding
- Whirlpool tub with spray arm
- Walk-in shower with privacy glass
- His-and-Hers vanities
- Sit down vanity area
- Linen closet
- His-and-Hers walk-in closets with built-in storage system

### Other Rooms

- Study has French doors, shutters, crown molding, tile floors & fan
- Large flex room with fan great for game/media room or home gym
- Guest bedroom has private bathroom
- Two bedrooms have Jack & Jill bath
- Powder bathroom with pedestal sink and framed mirror
- Laundry room measures about 10'9"x8'8" and has built-in counter top, cabinet and plenty of hanging rods with shelves above. Space for an extra refrigerator, freezer and more!
- MUD room entrance from garage

### Features

- Rare lake front one story home with no sidewalk behind property for added privacy
- Beautiful wood grain tile floors in entrance/main hall, study, flex room, kitchen, living room, & dining room
- Grand 12-1/2-foot tall main hallway has tray ceiling and groin vaulted ceiling
- 8-foot doors
- 6-1/4 inch baseboards downstairs
- Energy efficient home
- All bedrooms have walk-in closets and fans
- Plenty of storage throughout

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### Exterior

- Lakefront lot
- Pool, spillover spa, stacked stone waterfalls, fire bowl, pool lights, and tanning ledge with umbrella
- Oversized 3 car garage has epoxy floor, workshop with counter top work surface & peg boards
- Behind back gate is plenty of grassy area that is HOA-maintained!
- Invisible dog fence surrounds property
- Tall brick entrance with front porch
- 8-foot Mahogany front door with beautiful leaded glass
- Brick and stone elevation
- Full, lush landscaping
- Covered back patio has two fans, surround sound, TV shelf, and built-in grill
- Good location near end of street
- Sprinkler system

### Lakes of Bella Terra Amenities

- 2 swimming pools, slides, splash pad, several playgrounds
- Tennis courts, gym, sand volleyball, soccer fields, dog park
- Catch and release fishing ponds
- Neighborhood swim team for kids
- Neighborhood social/activity groups available
- Paved trails around lakes
- Desirable and highly rated schools
- Easy access to shopping, restaurants, & major highways TX-99 and Westpark Tollway
- Recently reduced HOA dues to \$975
- Tax rate recently reduced to 3.24
- No flooding in Lakes of Bella Terra