

Features & Upgrades

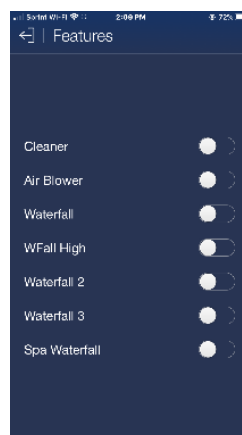
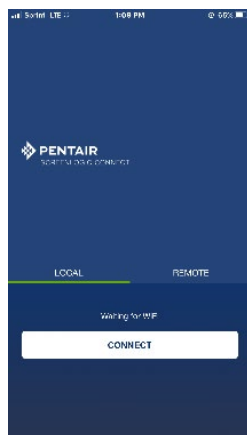
406 Commons Trail Lane
Huffman, TX 77336



**Built in 2005 | 1 Story | 3,701 sq ft | 2.4 Acres | Heated Pool & Spa
4 Beds | 3 Full Baths | Study | Formal Dining
3 Car Garage | Porte Cochere | Circle Driveway | Outdoor Fireplace**

Exterior

- Stucco & Stone Exterior | Circle Driveway | Porte Cochere
- Private 2.4 Acre Lot with Mature Trees | Landscaped Yard
- Stunning Mature Azalea Bushes Throughout Front Yard
- Fenced Backyard | Heat Resistant Low Maintenance Centipede Turf/Grass
- 3 Car Garage (34' x 23') with 8' Overhead Doors & Rear Overhead Door
- Wooden Storage Shed on Back of Property (12' x 16')
- 35,000-gallon Heated Private Pool/Spa (5 ½' Deep)
 - Stone Waterfalls, Travertine Coping
 - Built by Austin Pools in 2014 | Cool Decking around Pool & on Patio
 - Remote Controlled Pool/Spa & Heater with Mobile Device App
 - Start Pool Waterfalls & Heater from Anywhere with Mobile App



- Covered Rear Porch | Enormous Stone Outdoor Wood Burning Fireplace
- Private Well for Lawn Irrigation System (280' deep)
- 2" x 6" Insulated Exterior Walls
- Double Pane Energy Efficient Windows
- New Roof 2018 | Radiant Barrier Roof Decking | Ridge Vents | Gutters
- Main A/C Replaced in 2015
- 2 x 40-gallon Water Heaters
- 2 Propane Tanks – One for House & One for Heated Pool/Spa
 - Natural gas lines are currently being installed throughout community with the option to convert to natural gas if desired at any time – not required.

Interior

- 4 Bedrooms | 3 Baths | Study | Formal Dining
- Welcoming Wood Front Door
- Gorgeous Wood Flooring | New Carpet in Bedrooms 2018
- 10' Ceilings with Crown Molding | Lighted Tray Ceilings
- Beautiful Plantation Shutters | Arched Double Pane Windows
- Spacious Kitchen (16' x 20') with Granite Counters & Custom Cabinetry
- Large 5' x 6' Kitchen Island with Gas JennAir Stovetop & 2nd Sink
- Walk-in Pantry & Second Pantry/Storage Room for Kitchen Appliances
- JennAir Double Gas Convection Ovens | Bosch Dishwasher 2016
- Large Living Room/Den (28' x 20') | Gas Log Fireplace | Surround Sound
- Wet Bar Area with Mini-Fridge for Entertaining
- Primary Bedroom (18' x 19') Features a Sitting Area, Doors to the Patio, Two Walk-in Closets
- Primary Bath Features Jetted Tub, Separate Shower, Two Sinks & Wheelchair Accessible Doorways
- Large Laundry Room Features a Sink, Counter Space, and Storage Cabinets

The Commons of Lake Houston Community

- Deed Restricted Community
- Horses Allowed
- Miles of Hiking/Biking/Equestrian Trails
- Two Lakeshore Private Community Parks with Boat Ramps
- Community Pavilion and Swimming Pool