

# 31 Paloma Bend Place

## Updates & Special Features

### Characteristics:

- ❖ Builder & year: Highland Homes in 2012
- ❖ Square Footage: 5,713 sqft
- ❖ Bedrooms: 5
- ❖ Full baths: 4
- ❖ Half baths: 2
- ❖ # car garage: 3 car oversized tandem garage + golf cart garage

### Notable Features:

- ❖ Spent over \$200k in upgrades over base price of house

### Exterior:

- Best lot on the street, ON the water and no neighbors in front facing the culdesac
- Highly Desirable Street with little traffic
- Recently Freshly Painted
- Spent \$40k on landscaping (mature with large trees for area) (Stacked Flagstone Beds)
- Irrigation System
- Motor Court with Porte-cochere and Automated Driveway Gate
- Abundant Exterior Estate Up lights and Coach Lighting
- Cedar Shutters, Garage Doors, and Planter Boxes all freshly stained
- Brick & Texas Limestone Elevation
- Christmas Light Prewire

### Backyard:

- Huge backyard with play area and room for pool (will supply rendering with bid from pool company. Owner is an investor in J Bradley Custom Pools)
- Prewired and pre-plumbed for future outdoor kitchen
- Privacy Hedges along each side of the yard
- Outdoor Shower
- Expanded Covered Patio with stone fireplace, cedar mantle and tv niche
- Wonderful fishing in backyard

### Interior:

- Most desired plan at the time with all the additions to plan
- Spent \$30k in custom light fixtures
- Freshly Painted Interior (Agreeable Grey)
- LED lighting everywhere
- Armstrong Hickory Wood Floors (incredibly resilient)
- Brand new designer carpet throughout
- Plantation shutters throughout
- Upgraded Baseboard Upstairs & Down
- Solid Wood Doors Everywhere
- Upgraded Door Hardware (Lever & Rosette) with matching hinges
- Upgraded Plumbing Fixtures (all metals in house match)
- Huge Storage Closets (One Down by back door and even larger by gameroom upstairs)

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- Heavily Upgraded Security System
- Pre-Wired for Cameras
- Pre-Wired for Whole House Audio, Speaker Drops in every living area and bedrooms
- All Baths have stone countertops with undermount sinks and wide spread upgraded faucets
- All Bedrooms have been encapsulated in insulation to provide lots of privacy

### Entryways

- Arched Iron Entry Doors with privacy glass
- Vaulted ceilings with custom faux painted rotunda with cove lighting
- Side Entry – Unique Built in with hooks for hanging purses
- Garage Entry – Drop Off Built in Cabinet
- Wood Flooring

### Stairways

- Two Staircases – Main and Rear
- Both have stair lighting in the stained stringer
- Iron Balusters
- Stained Handrail and Newel Posts

### Study

- Block Beams
- Stained French Doors
- Wood Flooring

### Dining

- Large with buffet niche
- Faux painted metallic finish ceiling
- \$8k iron/crystal chandelier
- Wood Flooring

### Kitchen

- Unique Layout
- GE Monogram Appliances
- Huge Island
- Under-cabinet, Over Cabinet and In Cabinet Lighting
- Seeded Glass uppers in a couple spots
- Large Pantry
- Wine Grotto/Bar with Beverage Fridge and Iron Entry Door
- Hidden Pull Out Spice Racks
- Top Tier level granite, double thick and custom edge
- Undermount Sink with upgraded disposal
- Bosch Dishwasher
- Pull out Trash Can in Cabinets
- Wood Flooring

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### Laundry

- Sink, solid surface countertop
- Water line in Fridge Area
- Tile Flooring

### Breakfast Room

- Expanded, fits larger table
- Wood flooring

### Living Room

- Huge (expanded by 4 ft. when building)
- Large Wall perfect for TV
- Huge Limestone Fireplace with Stained Mantle
- Sloped ceilings with Block Beams
- Juliet Balconies overlooking
- Unique Paddle Wheel Style Fan
- Super Unique Double sided gas fireplace that is engineered to be used as an interior/exterior see through unit to not block view of the lake
- Prewired for 5.1 surround sound
- Wood Flooring

### Master Bedroom

- Expanded Layout
- Amazing Architectural Details with barrel ceiling, archway sitting area
- Cove Lighting in the crown detail
- Wood Flooring

### Master Bathroom/Closet

- Framed Mirrors
- Barrel ceiling with cove lighting that matches master
- Stone Countertops with travertine backsplash
- Matching Travertine tile detail behind tub
- Huge Shower with 3 independent Heads (2 regular, 1 rain)
- Seeded glass display cabinet with lighting
- Large Master Closet with storage closet inside closet
- Custom Built ins throughout
- Tile & Carpet

### Guest Room

- Downstairs (private and tucked away off kitchen)
- Has own bath that doubles as a pool bath
- Wood Flooring

### Upstairs Bedrooms (3 total):

- Large with lots of natural light

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- 2 Bedrooms have a Jack & Jill Bath
- 1 Bedroom is tucked away with private bath and Huge Walk In Closet
- Carpet Flooring

### Study Area:

- Just outside bedrooms upstairs there is a double desk study area with granite countertops

### Game Room:

- Enormous is an understatement, Play room that never ends
- Card room off Game Room
- Room for a bar to be built
- Half Bath Upstairs off the Gameroom
- Lots of windows overlooking the lake
- Carpet Flooring

### Media Room:

- Very Large
- Could Double as a school room
- Prewired for 7.1 surround sound
- French doors
- Theatre Ceiling with Sconces
- Heavily Sound Insulated

### Garages:

- Paver Lined Driveway leads to Automated Gate Motor court through porte-cochere
- Main Garage is a 3 Car Oversized Tandem. Expanded by 4 feet when building
- 8 Ft high Insulated Garage Door
- Whole Garage insulated
- Windows for Natural Light
- Epoxy Floors
- Golf Cart Garage with Attic Storage Above Porte-cochere Completely Decked (Texas Basement)
- Lots of Parking

### Half Baths:

- Downstairs – Hammered Copper Vessel Sink sitting on furniture style cabinet
- Upstairs – Off game room

### Mechanical

- Whole House Natural Gas Generator
- All 3 hot water heaters just replaced
- 3 Zone A/C system with Master Suite on separate zone with Ecobee Smart Thermostats
- Z Wave Keyless Entry Locks
- All Mechanical tucked away on one side of the house away from motor-court