

15516 Victoria's Way - Crown Oaks - \$890,000

Features List - MLS #90762974

- ❖ 3,940 sq ft plus approximately 1,200 sq ft casita on 4-acre private wooded lot, with space to play and watch wildlife
- ❖ 6/7 total bedrooms w/various/walk-in closets/4 full baths total and 1 half bath
- ❖ Carvestone-coated walkway to 2-story stone-covered entry with heavy solid wood front door w/iron and lead glass sidelights (can be removed); full brick/stone exterior on main home and casita
- ❖ Wide formal, 2-story grand entry hallway with chandelier
- ❖ Beautiful spacious formal dining w/chandelier and wine/dry bar/butler's pantry, Gorgeous study with built-in desk and shelving/cabinets
- ❖ Double stairway with iron balusters
- ❖ Granite countertops, stainless appliances, travertine backsplash, numerous natural wood custom kitchen cabinets and center island w/gas cooktop/auto vent & seating, storage/shelves beneath island, built-in microwave, open to breakfast and living room, spacious under stairs pantry w/shelving for storage
- ❖ Beautiful stone fireplace, built-in cabinets and shelves, picture windows with auto-blinds, 10' or more ceilings, 2-story living area
- ❖ Spacious breakfast room, sunroom seating area, private covered private front porch
- ❖ Covered back porch w/brick arches, matching brick outdoor kitchen with granite counters, sink, brand new gas grill; charcoal grill and trash drawer
- ❖ Have fun at home with approx. 47k gal pool w/pebbletech finish, 9 ft deep end, slide, diving board, 8-person spa, and gas fire pit, surrounded by Carvestone-coated extended patio, outdoor shower off end of casita
- ❖ Guest casita w/bedroom and bath, hardwood and stained concrete flooring, huge game room, gorgeous stone fireplace and wet bar w/cabinets and ice maker; vaulted wood ceiling with fans, 2 doorways to pool area
- ❖ Coffered ceiling w/crown molding and ambiance lighting, sitting space in Primary Suite, door to exterior
- ❖ Tray ceilings, ambiance lighting, LED lighting, art niches, ext security cameras, 6" baseboards, plantation shutters, stained and scored concrete, tile and carpet flooring; classic faux paint and texture, oil-rubbed bronze fixtures
- ❖ Utility room w/sink, cabinets, room for fridge, gas/electric; mud room with cubbies/hang-up space
- ❖ Primary bath w/garden tub, 2 sinks, separate vanity, linen closet, shower with glass door, walk-in closets w/custom built-ins
- ❖ Extra bedrooms w/jack-and-jill bath and shared bath, carpet, walk-in closets
- ❖ Insulated doors; low-e windows, High efficiency A/C new in 2016, gutters, vented ridge, composition roof, radiant attic barrier, nicely appointed exterior lighting, stand-up space in attic, 16-zone sprinkler system
- ❖ Over-sized extra deep 3-car garage, water softener, garage door opener, storage, Carvestone coated flooring
- ❖ Additional 2-car detached garage with 400 sq ft air-conditioned workshop w/storage behind locked door, covered porch/dog run space attached, 50 amp RV plug
- ❖ Whole home 22 KW natural gas Millbank generator w/maintenance contract
- ❖ Negotiable: Deer feeders, refrigerator, TVs, inside security camera



Kate Powell, Realtor®
Broker Associate
C: 303-570-6160
@KatePowellRealtorLakeConroe
KPowellHomes@yahoo.com



Living and Working in Montgomery County