

Upgrades & Features

Vacation Without a Passport Resort Living in Luxurious Surroundings Breathtaking Water Views Located in gated Bentwater Bay Estates Where You Can Walk to the Private Yacht Club and Marina

UPDATES SINCE PURCHASE

- Purchased Lot 20 (106 Bentwater Bay Ln.) and **can be** consolidated through the POA
- \$140,000 in inground pool with travertine decking, heater and chiller, oversized spa with extra blowers, upgraded lighting and water features, sundeck PLUS gazebo and firepit area.
- Added fencing and landscaping in back, cleared underbrush
- Revamped front landscaping
- Removed all carpet and added travertine flooring in bedrooms & wood tile upstairs
- Installed whole home/yard mosquito & spider deterrent system
- Installed whole home generator
- Updated Wet Bar granite

FEATURES & UPGRADES:

Exterior

- Mediterranean with a modern flair on private cul-de-sac lot that measures almost an acre with Water Views of Lake Conroe
- Beautiful combination of stucco and Italian Villa - Chablis stone w/ a concrete Lifetime Tile Roof
- Front entry portico w/ 20-foot barrel vaulted ceiling, tongue & groove wood ceiling on all covered porches, top-of the-line exterior light fixtures, and beautiful natural landscape add lovely curb appeal
- Multiple screened porches (900sqft) for outdoor entertaining year-round with tongue and groove wood ceilings
- Balcony on the second-floor w/ wrought iron rail & 48sqft of travertine captures the stunning open water views
- Outdoor summer kitchen equipped w/ DCS Professional Grill and two burners cook top, refrigerator, television, and stone fireplace with bench seating
- Sculptured stone floors on all porches and patios
- Oversized 3 car garage with water views. Sealed flooring, sink, work bench and multiple built-in storage areas. Separate 4th garage for golf cart or standard size vehicle. Real wood cedar garage doors
- Oversized lot (23,823sqft) with over 60 feet of depth in the back yard
- Wired for security system with cameras installed
- Builder post-tension slab

Upgrades & Features

Interior

- Custom built by Trademark Quality Homes
- Gorgeous knotty alder woodwork throughout the home
- Travertine floor and faux wood tile flooring throughout (no carpet!)
- Ceiling detail with heights 12 or 14 feet; luxurious iron or Swarovski crystal chandeliers
- Study with built-ins & French doors
- Formal dining room w/ water views
- Formal hexagonal-shaped living room w/ wrought iron doors to 100 bottle wine grotto & a separate wet bar w/ specialty glass cabinets
- Family room w/ 3 sets of French doors leading to screened porch, gas log Italian Villa – Chablis stone fireplace anchored by 14ft wide knotty alder cabinets

Large Italian country kitchen w/ professional-grade stainless steel appliances

- Thermador 6 burner gas cooktop
- 2 Thermador convection ovens
- Frigidaire microwave
- Frigidaire commercial grade 42cu ft refrigerator w/ freezer & Ice Maker
- Trash compactor
- Built-in spice racks
- Soft close drawers
- Vent hood is Italian Villa – Chablis stone
- Pot filler faucet above cooktop
- Cast iron apron front sink with $\frac{3}{4}$ hp disposal
- Multiple technology strips for flexible charging stations
- Hardware imported from Italy
- Potholder chandelier above 48sqft center island w/ seating & storage
- Granite counter tops & tumbled marble backsplash in mini Versailles pattern

Luxurious Homeowner's Retreat

- Oversized bedroom w/ wall of windows & soaring ceilings
- French doors to private screened porch
- Master bath w/ classic European marble flooring
- Eleven-foot marble vanity with polished nickel Italian fixtures
- Stencil detail on cabinets
- Walk in 10-foot shower w/ 7 shower heads
- Kidney shaped garden spa Jacuzzi whirlpool tub for two
- Large walk-in closet with built-ins (168sqft)

Upgrades & Features

Bonus Room

- Located Upstairs for privacy
- Perfect for second Study/ media / game RM or hobby/crafts area:
- Built-in desk, credenza, shelving, lighted gun case, bookcase/storage drawers
- Access to balcony that provides 270-degree view of Lake Conroe
- Separate HVAC system for energy efficiency

Two Over-sized Guest Suites on the first floor; one of which has its own private patio access.

- Builder's Subterranean Termite Warranty is transferrable
- Home enrolled in StrucSure Home Warranty for 10 years
- Located in the exclusive gated section of Bentwater Bay Estates
- Short walk to Bentwater's Private Yacht Club and Marina...walk to your watercraft if you keep it at a slip in the Marina

Grand Pines Membership may be available for transfer with acceptable offer