

Welcome to 25511 Haven Lake Drive

Residence

7022 sq ft
5 Bedrooms
5.5 baths
4 car garage

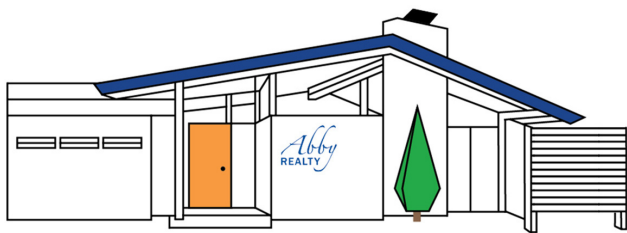
Lot

54,450 sq ft
Beautifully designed
pool and landscape



PLEASE TOUR OUR HOME AT YOUR OWN PACE AND TAKE TIME TO NOTE HOW THE FLOOR PLAN LENDS ITSELF TO ENTERTAINING. LOOK AROUND IN EACH ROOM AND APPRECIATE THE CRAFTSMANSHIP OF THE MILLWORK, CABINETRY AND DOORS AND THE ATTENTION TO DETAIL THROUGHOUT

\$1,150,000.00



SCOTT VANN

Realtor & Real Estate Project Management • 713-253-4262



LIVABLE ELEGANCE

25511 Haven Lake Drive

Located on 1.2 acres in the private, yet convenient gated 28 home community of Haven Lake Estates, this meticulously maintained home has close access to the Grand Parkway, I-45 and the Hardy Toll Road, insuring an easy drive to George Bush Intercontinental Airport, downtown Houston and north to the Woodlands. Under 15 minutes to Hooks Airport.

This home is perfect for living and entertaining. The beautiful custom cabinetry and built-in shelving, millwork and solid wood doors throughout the entire house provide a sense of stability and understated opulence.

The Great Room with 30' ceiling and Library Gallery simply have to be experienced to understand. The chandelier in this room can be raised and lowered electronically for cleaning and maintenance. French doors, windows, a full balcony and a stately gallery porch bring the pool and house together seamlessly indoors and out.



This library gallery is a unique feature of this home and the detail and craftsmanship of the shelving is outstanding!

For the chef at heart, this kitchen is fabulous. Generous granite countertops, three sinks and an assembly of gas Thermador appliances make this a work space to love. From the kitchen, you can easily access the formal dining and breakfast areas, as well the bar/serving nook with wine refrigerator.



Immediately off of the kitchen is a huge living room and sitting area, currently used as a family game room and gathering spot.



The floorplan of this home flows seamlessly from room to room, making it a wonderful place for family gatherings and entertaining.

The primary suite is privately located in its own wing of the house, away from the daily activities of household life. Both the bedroom and luxurious bathroom have gas fireplaces. Two of four in the home.



On the second floor is a second primary suite and office or nursery, plus three additional bedrooms, each with en suite bath and generous walk in closet. Central to the second floor is a huge gathering room that leads to a full balcony overlooking the pool.



The greenspace behind the pool gives you a wonderful sense of privacy and is a blank canvas for future landscape ideas.

UPGRADES & AMENITIES

This home has been meticulously maintained and has current service contracts for HVAC, Generator, Septic, Pool, Irrigation, Landscape, Alarm and Appliances, including an umbrella home warranty.

The Roof, HVAC, Washer, Dryer and Wine refrigerator under manufacturers warranty some until 2027 and beyond.

- New 30 Year Roof - 2021
- Movie Theatre - 2020
 - 7.1 Surround Sound & 4K Projector
 - Seating for 10 plus granite bar with seating for 4
- HVAC System - 2017
 - 3 Unit/ 4 Zone system with completely new ductwork and airflow/temperature calibration for all rooms.
- Washing Machine & Dryer 2017
 - 10 year warranty on each
- Wine Refrigerator 2017
 - 10 year warranty
- Pool - 26,500 gallon temperature controlled & auto monitored
- Thermador & Viking Kitchen Appliances
- Generac 20kw Generator
- Wireless Security System Upgraded to 5G - 2021
- Water Softening System with 3 Water Heaters
- Hunter Irrigation System - entire yard
- Hunter Douglas remote controlled shades
- Gun/Valuable Closet with Deadbolt & Floor Bolts for Safe
- Crystal Chandelier with electronic lift to raise/lower
- 4 Fireplaces
- 4 Car Garage

The Garden

The Winter of 2021 was harsh in our area with temperatures as low as nine degrees for extended periods of time. Virtually all of the plants in the garden survived. Those that froze to the ground are making a comeback, including the variegated ginger and holly fern along the entire woods edge. The bamboo planted along the brick fence is also growing quickly back and filling in. The Duranta & Azaleas are recovering well.



There are plants and trees that bloom throughout every season of the year.

Spring brings Azaleas, Magnolias, Brunfelsia and innumerable perennials to life.

Roses, Salvia, Duranta, Crape Myrtles and more show off in the summer heat.

The camellias scattered throughout the front landscape begin to form 100's of buds during the summer that will open throughout the fall and winter seasons.

These are some of the most spectacular and longest blooming plants for our area.

