

14515 Hillshire Drive - Willis TX 77318

Interior Features

- Engineered hardwood flooring, tile, and plush carpet flooring
- See-through stacked stone floor to ceiling gaslog fireplace located between living and den with remote
- Mesquite carved mantels above fireplace in living and den
- 16' cathedral ceiling in living areas with exposed beam
- 10' ceilings in bedrooms/bathrooms
- Solid hardwood 8' doors throughout
- Central vacuum system located in utility room- pans in kitchen and primary bath
- Aluminum frame double pane Low-E windows
- Ceiling fans in living areas and bedrooms
- Faux wood blinds throughout
- TV's and sound equipment in living and den stay

Kitchen Features

- Granite countertops in kitchen with tumbled stone backsplash with custom inserts
- Large island with wrap around bar seating
- Vegetable sink in island with disposal
- Double sink with garbage disposal
- Convenient microwave with pull drawer in center island
- Pot filler above electric range
- Stacked stone vent hood
- Handcrafted shaker beadboard cabinetry
- Over and under cabinet lighting
- Walk-in pantry with spice rack on pantry door
- Electric smooth top range (gas hookup available)
- Stainless steel Kenmore three door refrigerator
- Trash bin cabinet

Bedroom Features

- Primary bedroom features plush carpet flooring, ceiling fan, and door that leads to patio.
- Primary bath features dual walk-in closets with custom built-ins and drawers
- Primary bath features whirlpool tub, separate shower with rain head shower and body spray system
- Primary bath features dual sinks with vanity area
- New carpet in secondary bedrooms
- Endurance countertops in bathrooms

Utility Room Features

- Endurance countertops
- Sink in utility room
- Floor drain in utility room floor (floor is sloped)
- Freezer or refrigerator space in utility room
- Large storage room with additional "safe room" with both featuring built-in shelving

Exterior Features

- Stone, Hardiplank and cedar exterior
- Roof is only Five years old
- 30x50 Oversized garage with three doors with separate openers
- Garage boasts storage room with ½ bath that could be converted into living quarters or office space. Plumbing in place for shower.
- Deck attic storage in garage
- Finished walls in garage
- Sprinkler system with 16 Zones
- Huge patio is plumbed for outdoor kitchen
- Firepit pad with custom 42" firepit
- Large back patio with numerous seating areas overlooks large back yard
- Patio plumbed for summer kitchen
- Plenty of space to build additional outbuildings or pool
- Two car Porte cochere
- Numerous parking areas

Additional Features

- Hot Water Heater with recirculation pump ensures consistent hot water
- Kenmore Water Softener
- 400' Private Water Well (can hook up to community well if desired)
- Two Zoned A/C's with whole house A/C filter on both units
- Aerobic septic system
- Owned security system in home and garage
- Alarm system with glass breakage sensors
- Security Lighting
- Wired for surround sound
- Siemens Natural Gas Generator- Runs certain items when power goes out
- Drains in yard-Gutters piped out to the street
- Pex plumbing
- Tech shield decking
- Stacked stone mailbox

Neighborhood Features

- Neighborhood boat ramp and pier with a waterfront park
- Low annual HOA dues - \$216/year
- www.BridgepointCA.org for deed restrictions and neighborhood information
- Low tax **rate (1.9149 per MCAD)**
- Easy access to I-45 via FM 1097 and Longstreet
- Less than 60 miles to downtown Houston
- Less than 7 miles to Willis
- Less than 15 miles to Conroe