

# House Features & Upgrades

615 N Commons View Dr | Huffman, TX 77336

The Commons of Lake Houston | The Waterway

Built in 2012 | 2 Story | 3,203 sq ft | 2.78 Acres (3 lots) | 3 Beds | 3.5 Baths | Study | Media Room  
3 Car Garage | Outdoor Kitchen | 50' x 30' Engineered Steel Building with Back Entrance

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## Exterior & Construction

- Custom Built in 2012 by Elara Signature Homes | High-End Custom Builder
- Stone & Brick Exterior | 3 Car Attached Garage (20' x 32' with 8' Doors)
- Front & Back Porches
- Stoned-In Outdoor Kitchen in Back Porch/Patio (Propane Grill & Mini-Fridge)
- Whole House 20 KW Generac Propane Generator
- Fenced-In Yard with Lawn Irrigation/Sprinkler System & Raised Vegetable Gardens
- 50' x 30' Engineered Steel Building (Barn/Workshop) 12' High & 14' Wide Doors  
Built in 2015, 110 & 220V Outlets, Accessible from Back Service Road Entrance
- Spray Foam Insulation in Attic with Enormous Decked Storage Area
- Energy Efficient Zoned HVAC System
- Pex Plumbing with Shutoff Valve Manifold
- Whole House Water Filtration System
- 50 Gallon Propane Water Heater

## Interior

- 2 Primary Bedrooms Downstairs with En Suite Bathrooms
- 3<sup>rd</sup> Bedroom or Game Room Upstairs with Full Bathroom
- ½ Bath Downstairs
- Plantation Shutters Throughout Home
- Travertine Flooring through Kitchen and Bathrooms
- Wood Flooring in Living Room and Study
- Carpet in Bedrooms and Closets
- Stunning Wood Paneled Study with Built-in Cabinets
- Gourmet Kitchen, Custom Cabinets, Granite Counters, Bosch Appliances,  
Double Convection Oven, Under/Over Cabinet Lighting, Large Walk-In Pantry
- Spectacular Gas Fireplace Surrounded in Stone & Built-In Cabinets
- Large Breakfast Room overlooks Spacious Backyard
- Enormous Utility Room/Pantry with Sink includes an Abundant Amount of Storage
- Large Media Room with Raised Viewing Platform Located Downstairs
- Upstairs includes a Large Game Room or 3<sup>rd</sup> Bedroom with a Full Bathroom