

Welcome to 49 Rhapsody Bend Drive

Residence

3495 sq ft
3 Bedrooms
3.5 baths
2 car garage

Cul de Sac Lot

8143 sq ft
On the 10th Fairway of the
Woodlands Gary Player
Golf Course



PLEASE TOUR OUR HOME AT YOUR OWN PACE. TAKE TIME TO LOOK AROUND EACH ROOM AND APPRECIATE THE CRAFTSMANSHIP OF THE BEAUTIFUL WROUGHT IRON RAILING, THE MILLWORK, CABINETRY AND DOORS AND THE ATTENTION TO DETAIL THROUGHOUT

\$895,000.00



LIVABLE ELEGANCE

49 Rhapsody Bend Drive

Located on a private cul de sac in the small golf course community of Rhapsody Bend in the Village of Sterling Woods, this meticulously maintained and beautiful home is convenient to everything that life requires.

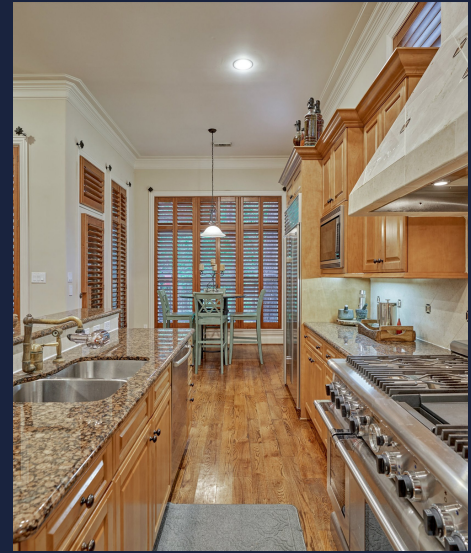
From your secluded nook in the Woodlands, you are minutes from shopping, dining, world class healthcare and entertainment. Creekside, Hughes Landing and The Woodlands Waterway, parks, trails and Woodlands golf courses are all close and convenient. Located minutes from I-45, the Grand Parkway and the Hardy Toll Road, insuring an easy drive to George Bush Intercontinental Airport, downtown Houston and north to the Conroe. Under 30 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 Rotunda and Spiral Staircase are unique features of this home and the detail and craftsmanship of the railing, paint and trim work is outstanding!

For the chef at heart, this kitchen is fabulous, with generous granite countertops, natural stone backsplash and beautiful custom cabinetry. A custom range hood over a 48" Thermador double oven with 6 burners and a griddle, make this a work space to love. Make note of the built in SubZero refrigerator/ freezer.



Immediately off of the kitchen is the living room and sitting area with a fireplace and the dining room



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. Notice the built in storage and seating along the bedroom window, and the oversized, frameless glass shower enclosure. The primary bath sparkles and shines!



Bring the outside in with great views of the beautiful back yard from both the enclosed lanai directly off of the kitchen and from the second story balcony accessed by the upstairs family room, which is currently being used as an office.



The greenspace behind the pool gives you a wonderful sense of privacy, yet affords a great view of the 10th Fairway of the Woodlands Gary Player Golf Course.

UPGRADES & AMENITIES

- Golf course view lot overlooks 10th fairway with adjacent greenbelt
- Upgraded crown molding throughout, with deep double crown molding on the first floor living areas
- Granite Counters and under mount sinks throughout
- Spiral staircase in rotunda with custom iron railing overlooks entry
- 2/3 car garage (tandem garage on left converted to use for California Closet extension in master)
- 48 inch Thermador gas double oven with 6 gas burners and griddle.
- Built-in Subzero refrigerator/freezer
- Stone kitchen hood vent
- Wood-Mode Brookhaven furniture grade maple soft-close kitchen cabinets with adjustable shelves, solid wood dovetail crafted drawers, six way adjustable hinges
- Lazy susan in kitchen corner cabinet
- Natural stone backsplashes
- Under cabinet lighting and hidden electrical outlets
- Blanco stainless steel oversize under-mounted sink in kitchen with garbage disposal
- Travertine in first floor powder room with designer pedestal sink
- Arches and arched doorways everywhere
- Domed ceiling with custom artwork
- Custom artwork in downstairs art niche and behind glass shelving adjacent to fireplace and media center in main living area (matching slate coffee table can be included if desired)

- “Harry Potter” closet with shelves behind bookcase and below spiral staircase in foyer
- Enclosed patio/lanai on first floor
- Tiled balcony on second floor
- Upstairs game room/media room with computer niche
- Custom cabinetry window seat storage in primary bedroom
- Oversized Jacuzzi whirlpool bathtub in primary bath
- Large separate shower with three-quarter inch frameless glass enclosure
- Marble master bath floor and tub surround in master shower
- Designer oil rubbed bronze plumbing fixtures by Rohl
- Spacious walk in closets with built-ins, wood shelving and pull downs, plus an extra 100 square foot space with California Closets cabinetry and shelving in her closet area
- Designer lighting package with Decora switches
- Recessed canned lighting throughout with LED lamps installed
- Gorgeous and ornate Casablanca ceiling fans throughout
- Rounded corners on drywall
- Elegant raised panel solid core 8 foot interior doors
- 42 inch Heat & Glow gas burning fireplace with gas logs
- Three-quarter inch tongue and groove SturdiFloor (beautiful natural wood floors on the first floor)
- Generac 200 amp whole house generator
- 36.22 solar panels on south facing roof, offsetting energy costs
- Automatic sprinkler system
- PaveStone driveways and walkway
- Monier Lifestyle cast concrete lifetime Roofing System
- Passive and active roof ventilation
- Engineered foundation design by professional and licensed engineer, using 3000 psi concrete

- Engineered floor truss system
- Full wind bracing, including “hurricane” clips and strapping
- All studs on 16” centers
- Copper freshwater supply lines
- Copper electrical wiring
- Soaring 12 foot ceilings on the first floor
- 11 foot ceilings on the second floor
- Decorative gas coach lamps
- Furnace and A/C units replaced 9 years ago with premium Carrier equipment
- BestBuilt Low-E wooden windows, double glazed for sound and temperature insulation
- Additional R38 attic insulation and attic tent added 2011
- Whole house monitored security system
- Heated combination swim spa and relaxation spa
- Beautiful mature pine trees and other hardwoods in front and back yards



We invite you to come by and visit, so that you may experience the luxury, convenience, privacy and tranquility that this home and community offer. It's a wonderful place to live life!

David Wayne Hooks Memorial Airport



For pilots, the proximity to this airport makes any destination much more accessible. Hooks Airport is a mere 13 miles away.

Be in Dallas within an hour of leaving your garage, Austin and San Antonio are even closer.

From your driveway to Hooks Airport is less than a 30 minute drive. 25 minutes for those that like a safe challenge.

That's Convenience!

Effective February 25, 2021, David Wayne Hooks Airport (KDWH) has implemented a new vertically guided Instrument Flight Procedure based on a GPS system for the Airport's main runway.

The RNAV GPS system consists of both Localizer Performance with Vertical Guidance (LPV) as well as a new LNAV instrument approach. The minimums for the LPV approach will be 250' HAT and 3/4sm, the equivalent of an ILS.



Fly Off Into the Sunset