

27414 Hazy Landing Court

FEATURES

OVERALL

- Custom built home on a 55,245 sf lot (per MCAD)
- At the end of a quiet cul-de sac
- 12 foot ceilings on first floor
- Two downstairs bedrooms including primary suite and one ADA compliant bedroom
- Power washed exterior, 2021
- New landscaping, 2021
- Upgraded insulation
- Low E windows
- Full house generator with automatic transfer switch and load shed on AC units
- Whole house AV system (Control 4 System included)
- Whole home surge protector
- All TVs tied into the central system are included
- Water softener
- Plantation shutters throughout
- Slow close cabinets and drawers throughout the home
- Included: All fridges, all tvs, washer/dryer, Control 4 System, wine fridge, kitchen table, 6 security cameras with DVR and remote access capabilities (5 exterior, 1 interior).
- Located in sought after Benders Landing
- Benders Landing community offers many amenities with baseball & soccer fields, basketball and tennis courts, splash pad, clubhouse, banquet room, huge pool, lakeside park with playground, stocked fishing lakes, pavilion, canoe and kayak dock on lake and walking trails
- Zoned to acclaimed Conroe Independent School District (buyer to verify)
- Easy access to major freeways: Grand Parkway, Hardy Tollway, I-45, and 59

FRONT EXTERIOR

- Long driveway that widens to a double wide driveway with extra parking
- Oversized (1,000 SF) three car attached garage with automatic garage door opener, built in tv (included)

- Separate entrance giving direct access to walk-in pantry from garage to easily unload groceries
- Two large lanterns flank either side of the entrance
- Rainbird automatic sprinkler system

BACK EXTERIOR

- Backyard paradise; an entertainer's dream!
- Resort-like private wooded setting
- Fully fenced in backyard
- Sparkling heated swimming pool with custom stone waterfall surround
- Umbrella holder in pool (umbrella included)
- Safety fence for pool (included)
- Storage shed (to be removed by seller)
- Plenty of grass space for kids and dogs to play
- Private 5 foot deep heated in-ground plunge pool with waterfall, off of the primary suite. This private primary suite patio features outdoor speakers tied into house AV system, an outdoor shower, fully fenced for privacy and twinkle lights (included)
- Expansive back covered patio with built-in ceiling speakers installed, two decorative ceiling fans and recessed LED can lighting
- Vaulted cathedral style ceiling
- Two TVs installed (included), one over fireplace and one over summer kitchen, which can also be viewed from the pool
- Summer kitchen with bar seating, granite countertops, stainless steel built-in grill, large stainless steel basin sink and beverage fridge
- Outdoor double sided fireplace that can be enjoyed from the pool and patio. It is dual fuel (wood or gas) with stone chimney
- Mature trees
- Rain Bird automatic sprinkler system

ENTRANCE

- Beautiful foyer with views out to the the spectacular backyard
- Decorative chandelier
- Double front iron doors with opaque glass and digital lock

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FEATURES

- Hardwood floors
- Art niche with art light

ENTRANCE (continued)

- Room to have entry furniture and art
- Coat closet

FORMAL DINING ROOM

- Spacious room just to the right of the foyer
- Tray ceiling with cove lighting
- Ceiling speakers installed
- Ample wall space for art and/or buffet
- Plantation shutters
- Double crown molding
- Hardwood floors
- Decorative light fixture
- Recessed LED can lighting
- Separate built-in bar
 - Double locking iron doors
 - Granite countertops
 - Tile backsplash
 - Wine racks and storage
 - Under cabinet lighting
 - Domed tiled ceiling
 - Decorative light fixture
 - 2 full sized, built in wine fridges (400 bottle climate controlled storage)

STUDY

- Located downstairs to the left of the foyer
- French doors with glass and wood surround
- Hardwood floors
- Dark wood details
- Built-in storage and bookshelves
- Wainscotting
- Ceiling speakers installed
- Plantation shutters
- Lots of natural light
- Electrical to add light fixture and/or fan
- Note: Light fixture is excluded

KITCHEN

- Open floor plan with family room and breakfast area
- Granite countertops

- Antiqued painted island with built-in breakfast table with built-in bench and custom cushions (table and cushions included)
- 3 decorative pendant lights
- Built-in stainless steel french door Jenn-Air fridge/freezer
- Jenn-Air range with stainless steel gas convection oven and 6 gas burners
- Second Jenn-Air stainless steel oven
- Jenn-Air built-in stainless steel microwave
- Vent hood with custom wood detail surround
- Large steel basin sink
- Slow close cabinets and drawers
- Stone subway tile backsplash
- Appliance garage
- Built in ceiling speakers
- Recessed LED can lights
- Double crown molding
- Under cabinet lighting
- Pot filler
- Butler's Pantry
 - Situated between the kitchen and dining room
 - Granite countertop
 - Under cabinet lighting
 - Clear glass front display cabinets with extra cabinetry underneath
 - Walk-in pantry with door to access garage to easily unload groceries
 - Walk-in pantry has built in shelves, granite countertops and drawers/cabinets underneath

BREAKFAST AREA

- Large wall of windows, allowing for tons of natural light and overlooking backyard
- Plantation shutters
- Decorative fan/light fixture
- Double crown molding
- Open floorplan with kitchen and family room
- Tile floors

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FAMILY ROOM

- Spacious room opens to the kitchen and breakfast area, ideal for entertaining
- 21 foot high cathedral style vaulted ceiling with wood beams
- Ceiling speakers and surround sound installed
- Wall of French doors and windows opening to the spectacular backyard
- Gas log fireplace with tile surround and wood detailed mantle
- TV installed (included)
- Built-in bookshelves and cabinets with lighting flank either side of the fireplace
- Lots of natural light
- Recessed LED can lighting
- Ceiling fan
- Baseboards
- Hardwood floors
- Note: Plantation shutters are available in attic for the back doors

POWDER ROOM

- Located adjacent to the family room
- Granite countertop with storage underneath
- Tile floors
- Decorative light fixture
- Decorative mirror

PRIMARY SUITE

- Located downstairs
- Spacious room
- Gas log fireplace with tile detail surround and wood mantle
- Hardwood floor
- Double Crown molding
- Tray ceiling with cove lighting
- Recessed LED can lighting
- Ceiling fan
- Ceiling speakers installed
- Plantation shutters
- French doors open to backyard
- French doors open to en suite bath

PRIMARY BATHROOM

- Massive walk-in closet with built-in shelves, dresser, closet for suitcases and hidden walk-in closet space behind shoe shelves with digital lock, perfect for locking up valuables
- Separate vanities with granite countertops, slow close drawers and cabinets, decorative light fixtures and large mirrors
- Coffee bar with built-in mini fridge (included) granite countertops, under cabinet lighting, and storage cabinets
- Large double entrance walk-in shower with bench, two shower heads, rainfall shower head
- Oversized soaking tub
- Decorative chandelier over tub
- Recessed LED can lighting
- Ceiling speakers installed
- Separate water closet
- Mounted TV (included)
- Private primary suite outdoor space:
 - Just off primary bedroom and bathroom is a your own oasis with a private 5 foot deep heated plunge pool
 - Twinkle lights (included)
 - Includes outdoor speakers tied into house AV system
 - Outdoor shower
 - Fully fenced for privacy
 - Gate to access rest of backyard

SECONDARY GUEST BEDROOM #1

- Located downstairs
- ADA compliant room and bathroom
- Baseboards
- Ceiling fan
- Plantation shutters
- Recessed LED can lighting
- Hardwood floors
- Walk-in closet with built-in shelves
- Note: TV included
- Ensuite bathroom:
 - Tile floors
 - Door to access backyard, makes a great pool bath too!

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- o Granite countertop vanity with storage underneath
- o Decorative light fixture
- o Recessed LED can lighting
- o Walk-in shower with tile floors and walls, frameless glass shower door, and separate handheld sprayer

STAIRWAY

- Hardwood floors continue up the stairs with floor guide lighting
- A/V closet at the top of the stairs with access to one of the floored attic spaces

SECONDARY GUEST BEDROOM #2

- Located upstairs and overlooks lush backyard
- Baseboards
- Ceiling fan
- Plantation shutters
- Recessed LED can lighting
- Plush carpet
- Walk-in closet with built in shelves
- Note: TV included
- Ensuite bathroom:
 - o Tile floor
 - o Granite countertop vanity with storage underneath
 - o Decorative light fixture
 - o LED can lighting
 - o Accessible from gameroom and media room
 - o Walk-in shower with tile floors and walls, frameless glass shower door, and bench

SECONDARY GUEST BEDROOM #3

- Located upstairs
- Overlooking front yard
- Baseboards
- Ceiling fan
- Plush carpet
- Built-in window seat with custom cushion and storage underneath
- Plantation shutters

- Recessed LED can lighting
- Walk-in closet with built-in shelves
- En-suite 'Jack and Jill' bath shared with bedroom #4

SECONDARY GUEST BEDROOM #4

- Located upstairs
- Overlooks front yard
- Baseboards
- Ceiling fan
- Plush carpet
- Built- in window seat with custom cushion and storage underneath
- Plantation shutters
- Recessed LED can lighting
- Walk-in closet with built in shelves
- En-suite 'Jack and Jill' bath shared with bedroom #3

EN-SUITE BATH FOR SECONDARY BED #3 & #4

- Each bedroom has it's own private sink area with granite countertops, storage underneath, recessed LED can lighting and decorative light fixture
- Separate room with window and plantation shutters, tile floors, recessed LED can lighting, built-in storage/hamper, tub/shower combination and toilet

GAMEROOM

- Spacious room upstairs
- Room for furniture and/or game table such as a pool table, poker table, etc.
- Hardwood floors
- Plantation shutters
- Baseboards
- Ceiling speakers installed
- Recessed LED can lighting
- Ceiling fan
- Electrical to add another light fixture or fan
- Note: light fixture is excluded

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GAMEROOM (continued)

- Full kitchen upstairs:
 - Perfect space for a live in nanny, housekeeper, additional long term guests or just to prepare food for entertaining in the game room or media room
 - GE French door Stainless steel refrigerator/freezer (included)
 - GE Stainless steel electric oven with 5 burner electric range
 - GE stainless steel built-in microwave
 - Under cabinet lighting
 - Tile backsplash
 - Granite countertops
 - Plenty of cabinet space
 - Soft close cabinets and drawers
 - Large stainless steel basin sink
 - Room for table
- Stainless steel double door fridge/freezer (included)
- Samsung Washer/dryer (included)
- Door to attached three car garage

MEDIA ROOM

- Adjacent to game room
- Sony 4k projector (included)
- Built-in ceiling speakers (included)
- Built-in screen
- Theater riser platform floors
- Large electric recliners with built-in cup holders, storage (available for sale)
- Surround sound speakers installed (included)
- Baseboards
- Plush carpet
- Floor access lighting
- Access to floored storage in attic

MUDROOM/UTILITY ROOM

- Located on the first floor
- Custom built-in dog kennel under counter
- Granite countertops
- Bench seat with custom cushion in mudroom with storage underneath and hooks for jackets and book bags
- Work sink with granite countertops and storage cabinets and drawers
- Dry bar

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