



## General Features

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- Won "Best Lawn" in June 2021
- Originally built in 1999, renovated in 2009, and upgraded in 2020/2021 \*\*\*
- Attic access: hallway coat closet, bedroom 3 closet, above main garage
- 5 HVAC units with 2 units recently replaced in 2020
- 5 digital energy saving thermostats located near the master bedroom, downstairs near bedroom 2, great room, garage, and upstairs near bedroom
- Lifetime warranty for roof and chimney cap
- 7 fireplaces throughout the home: 5 interior and 2 exterior

## Grand Foyer

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- Hand forged wrought iron double doors
- Cathedral transom stained glass window above the double doors
- Custom woodwork surrounding the front doors and transom window
- Crystal chandelier upon entering
- Sophisticated rotunda with stained glass dome ceiling and lighting

## Formal Living Room

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- Crystal chandelier in the formal living room
- Automatic gas log fireplace surrounded by peruvine travertine and a wooden mantel with decorative millwork \*\*\*
- Inlaid imported hand-etched Peruvine Travertine
- Peruvian Travertine columns
- Impressive winding staircase with wrought iron balusters and railing along with new carpet
- Recessed canned lighting in the living area and hallway with 3-setting LED switches (cool, soft white, warm lighting) \*\*\*
- Elegant custom decorative crown moulding
- Wrought iron doors leading to the tiered outdoor water fountain and front porch with additional sitting area

## Library/Study

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- Decorative glasswork double doors
- Automatic gas log fireplace with a wooden mantel detailing ornamental designs and paneling \*\*\*
- Motorized window blinds with remote \*\*\*
- Floor-to-ceiling decorative paneling
- Elegant crystal chandelier with an artistically detailed ceiling medallion and moulding \*\*\*
- Patterned grey and ivory/white carpeting \*\*

## Primary Bedroom/Bathroom

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- Automatic window blinds with remote \*\*\*
- Beautiful crystal chandelier \*\*\*
- Dimmable recessed canned lighting \*\*\*
- Direct access to the outdoor terrace and pool from the primary bedroom
- Decorative carpeting \*\*\*
- Relaxing picturesque view of the backyard
- Whirlpool soaking tub and jet spa
- Gold leaf oval wall vanity mirrors \*\*\*
- Crystal wall sconces \*\*\*
- French country style inspired chandelier \*\*\*
- Bathroom bay windows with decorative glasswork
- Walk-in spa shower
- Deep walk-in closet with built-in shelving
- Multi-piece crown moulding



## Gourmet Kitchen

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- Quartz countertops throughout the kitchen \*\*\*
- Kitchen island: built in-wine rack, additional storage, double basin cast iron sink with bronze kitchen faucet \*\*\*
- Secondary kitchen island: additional storage, single basin cast iron sink with bronze kitchen faucet \*\*\*
- Stainless steel thermador built-in refrigerator
- Dacor 6-gas burner cooktop
- Stainless steel double convection oven
- Stone arch wall with custom millwork over the kitchen cooktop
- Walk-In Pantry
- Under cabinet lighting
- Decorative crown moulding
- Recessed canned lighting in the kitchen with 3-setting LED switches (cool, soft white, warm lighting) \*\*\*
- Butted glass windows in breakfast area overlooking your outdoor terrace and pool
- Peruvian Travertine flooring
- Butler's pantry
- Chilled wine closet

## Laundry Room

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- Cast iron single basin sink with bronze kitchen faucet
- Built-in refrigerator
- Quartz Countertops
- Decorative crown moulding
- Plenty of cabinet storage space
- Wrought iron door leading to the outdoor patio and porte-cochère

## Formal Dining Room

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- Built-in cabinetry with TV entertainment system and dimmable display cabinet lighting
- Automatic gas log fireplace with a stacked stone wall and custom millwork wooden mantel \*\*\*
- Timeless coffered ceiling with dimmable lighting and decorative elegant designs
- Peruvine Travertine flooring
- Renovated in 2009: the transition arches were added in 2009 and were accented with corbels
- Dining room room windows embellished with more elegant and detailed millwork designs

## Great/Trophy Room

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- Entryway is emphasized with coffered groin arch ceiling with multi-piece crown accented travertine
- Peruvine Travertine flooring and columns
- Dimmable lighting for all light fixtures in the room
- Custom trusses and corbels adorning the ceiling
- Hidden projector in the mantel with center speakers and remote control
- Elaborate Jobe sound system that controls both the indoors and the outdoor kitchen/area around the Pool
- Gas fireplace with a stone accent wall and wooden mantel housing the projector
- 6ft fireplace mantel features impressively intricate and custom millwork
- Alabaster imported pendant lighting along the side of the great/trophy room
- Alabaster imported multi-tiered chandeliers in the main areas of the great/trophy room
- Hand-forged wrought iron doors to enter walk in wine closet with an antique european crest built in the stone
- Wine closet includes two wine racks, a chilled fridge, and display cabinets with lighting
- Exquisite Alderwood and Burl millwork throughout the great/trophy room
- Built-in display cabinets with lighting on both sides of the great/trophy room
- Expansive travertine countertop throughout the wet bar
- Wet bar equipped with an ice maker, a dishwasher, 2 drawer refrigerator, and built in sink
- Sophisticated stained glass dome ceiling with lighting
- Secret hidden room with additional storage and shelving



## Bedrooms

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### Bedroom 2: Downstairs Guest Suite

- En suite bathroom with upgraded quartz countertops and shower \*\*\*
- Elegant wide taper candle chandelier \*\*\*
- Elegant custom decorative crown moulding \*\*\*
- Delicate plush patterned carpeting \*\*\*

### Bedroom 3: Upstairs near the kitchen

- Generous walk in-closet with access to the attic
- Overlooks the pool and greenhouse
- New luxury VP flooring \*\*\*
- Dimmable recessed canned lighting \*\*\*

### Bedroom 4: Upstairs looking towards the front

- Generous walk in-closet
- Overlooks front yard landscaping and pond view
- New luxury VP flooring \*\*\*
- Dimmable recessed canned lighting \*\*\*
- Shared bathroom between Bedroom 3 & 4: new marble floors, shower, soaking tub, quartz countertops, luxury VP flooring, and cabinetry \*\*\*

### Bedroom 5: Upstairs near the Den/Billiard Room

- En suite bathroom with quartz countertops, sink, shower, and cabinetry \*\*\*
- New luxury VP flooring \*\*\*
- Dimmable recessed canned lighting \*\*\*
- Elegant custom decorative crown moulding \*\*\*
- Generous walk in-closet
- Overlooks the backyard with a view of the pool, pergola, and greenhouse

## Den/Billiard Room

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- Hand-Scraped Wood Floors
- Custom built-in cabinets with display lighting
- Stone gas fireplace with custom wooden mantel
- Billiards Table
- Duo ceiling fans
- Dimmable recessed canned LED lighting \*\*\*
- Wooden shutter blinds
- Wooden glass french double doors
- Equipped with surround sound
- Raised paneled ceiling
- Rich wainscotting and hand scraped wood floors

## Outdoor Oasis (Frontyard & Backyard)

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- Covered outdoor kitchen equipped with a gas grill and copper vent hood, gas fireplace with wooden mantel, refrigerator, double burner, ultra burner for big pots, outdoor sink, granite countertops, and chandelier
- Outdoor terrace features elegant features and details such as covered groin arch ceiling with stone and european inspired custom light fixtures and ironwork
- Resort style salt water pool and hot tub spa with lighting, automatic timer, and new pond and pool equipment
- Professionally impressive landscape lighting and gas torches along the stone paths in the front and back
- Pergola covering and walkway
- One-of-a-kind Claytonhill Greenhouse with temperature controlled rain dial for self watering.
- Claytonhill Greenhouse accented with a stone entrance and custom gas lighting (approximately 240 sq ft)
- Peruvian Travertine flooring extended to the outdoor terrace and outdoor kitchen
- Sitting area with a gas fire pit
- Meandering streams and waterfalls and koi ponds
- Gazebo tucked away in the lush front landscaping overlooking the pond and waterfalls
- 4 independent sprinkler systems: greenhouse and three yard sprinklers on timer



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### **Attached/Detached 6-car Garage**

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- Grand porte-cochère leading to the garages
- Dehumidified and environmentally controlled garage
- Equipped with surround sound and TV mounts
- Extended craftsman workshop
- Crown Molding, tile floors, and storage closet
- Additional storage above the detached garage
- Approximately 774 sq ft additional climate controlled space

### **Old Mill Lake Community Features**

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- Secure access and gated community
- Lakes with catch & release fishing, park with swings
- HOA includes trash & septic maintenance
- Over 100 homes sites

### **Notable Shops and Dining**

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- Shanahan's Bar and Grill
- Bernhardt Winery
- Perry's Steakhouse and Grille
- 30 minutes away from The Woodlands Mall
- 30 minutes away from the Woodlands Waterway

### **Notable Parks & Recreations**

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- High Meadow Ranch Golf Club
- Carlton Woods Country Club
- Woodlands Country Club
- Melanie Meadows Park
- Sullivan Park

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