

## **ATTRIBUTES AND UPGRADES**

**25229 Forest Lake Circle  
Porter, TX 77365**

4223 square foot custom luxury home on large lot (11619 sq ft)

Built in 2014

Lakefront with stunning view and covered back patio

Custom pool built in October, 2016 and wired for a heater and chiller

Full house 20 KW Generac Generator (2016) – you never lose power – powers both AC units

5 bedrooms

4 ½ baths

Mother-in-law suite on 1<sup>st</sup> floor on separate side of house from master suite

Dual high efficiency Carrier AC units

Open concept floor plan from living to dining for easy living and entertaining

Master suite overlooks the lake

Master bath with glass shower, jacuzzi tub, and dual sinks, vanities and closets

Private cul de sac location

Gourmet kitchen with entertaining style island and SS appliances

Coffee / Wine bar

Bar stools stay with the house

Gas stove – 5 burner

Double oven

Walk-in pantry

Gameroom

Media room

Study / Office on 1<sup>st</sup> floor

Formal Dining room

Granite on all counters – kitchen and baths

Genuine hardwood and tile floors in common areas

Tankless hot water heater

Tall ceilings and arched doorways

Full yard sprinkler system

Monitored alarm system

Gas log fireplace

Energy efficient windows

Plenty of closet and cabinet space throughout including a Texas basement

Large utility room with built-ins

Mud room at interior garage to house entry with cabinets and counter space

3 car tandem garage

Plenty of large and bright windows for natural light

Ceiling fans throughout

Professionally landscaped

Stone exterior

Zoned to sought after New Caney ISD

Easy and quick access to Hwy 59 / I69 to get to the Grand Pkwy, downtown or anywhere you want to go

Never flooded

4 wall mounted TV's can stay with the house – purchased in 2018 and are located in media room (75”), living room “65”), gameroom (50”) and outdoor covered patio (50”). Will be removed and walls repaired if Buyer prefers.

Sellers are willing to discuss the sale of all outdoor patio furniture, pool table, media room couch currently in the home. All were purchased in 2018.

Home is in immaculate condition