

Upgrades & Features

- Beautiful custom luxury waterfront house with an abundance of lake views and natural light from glass paneled exterior doors & a plentitude of windows
- 2,140 sq ft of covered outdoor living space featuring travertine flooring, wood detailed ceilings & recessed LED lighting
- Oversized 3 car garage (1,109 sq ft) with site-built custom storage cabinets, outside access door, workshop area w/ site-built custom built-in cabinets and drawers, extra attic storage, custom built fishing rod organizer, custom built life vest organizer & insulated garage doors
- Wrap around covered veranda w/ multiple access doors into home, multiple seating areas & architectural arch detail
- Open water views across Lake Conroe & the benefit of a protected cove
- Oversized heated infinity edge pool with sun shelf, spa, 3 waterfalls, glass waterline tile & travertine stone walls and coping
- Multi-level travertine patio areas for all your entertaining needs
- Oversized boat dock w/ fishing station, covered boat slip w/lift & pre-framed section for future jet ski platform lift
- Wide boardwalk along 130' of waterfrontage
- Summer kitchen w/ *Napoleon* gas grill, sink, pullout trash and recycling drawer, beverage fridge, honed granite & travertine tile
- Engineered foundation with drilled builder piers
- 100% real stucco exterior & stained solid wood mahogany exterior doors
- Solid core 8 ft. interior doors throughout
- All floors are solid surface (engineered wood, travertine, or imported Italian tile)
- Recessed LED lighting & upgraded lighting fixtures from *Lighting Inc.*
- Tall baseboards & smooth paint texture
- Oversized open island kitchen w/custom site-built cabinets and drawers, stainless steel Jenn-Aire appliances (2 single ovens, 2 dishwashers, 5 burner gas stove, 2 beverage drawers, built-in warming drawer, built-in microwave, built-in French door fridge & freezer), 2 bin pull out trash and recycling drawer, adjustable cabinet shelves, bakeware organizer & multiple storage areas
- Walk-in Pantry w/spice organizer & space and electrical outlet for water cooler
- Inviting dining space w/ upgraded statement chandelier & lake views
- Livingroom w/lake views, attractive site-built custom shelving & floating remote controlled gas fireplace w/ river stones
- Downstairs owner's suite w/lake views, outdoor access, recessed ceiling, strategically placed overhead recessed reading lights & 2-way remote controlled *Heatator* gas fireplace
- Spa-like owner's bath w/ travertine counter tops, sunken 6' tub, 2-person shower & impressive lighting
- Owner's walkthrough closet w/site-built custom adjustable shelving and built-ins, abundance of hanging space, laundry hamper & full-length mirror with hidden storage behind
- Full pool bath & MUD room w/ veranda access
- 2nd bedroom downstairs privately located down the hall from main area
- Framed out elevator shaft for a future elevator installation
- Laundry room w/ laundry chute from upstairs, ample hanging space, extra deep sink, site-built custom cabinets and drawers, & custom storage cabinet w/ pull out drawer

- Study/Library w/ solid wood site-built custom bookshelves and cabinets, French glass doors & views of the lake
- Multi-use under the stair storage closet with electrical outlets
- Upstairs Owner's suite w/ recessed ceiling details, private balcony access, lake views, and oversized bath boasting of two vanities, site-built custom cabinets and drawers, jacuzzi tub, walk-in shower & walk in closet
- Guest suite #3 & #4 both have views of the lake, ensuite baths (1 with a walk-in shower and 1 with shower/tub) & walk-in closets
- Bedroom #5 upstairs can be a secondary office, bunk room, craft room, or exercise room
- Added extra insulation in some interior walls for noise cancellation (both owner retreats & between Guest Suite #3 & #4)
- Every full bath has a floating custom site-built vanity w/ multiple storage cabinets and drawers, built-in laundry hamper & electrical outlets in vanity cabinets for hairdryer/flat iron/electric razor
- Extra privacy from Bentwater owned easement across the cove (a house will never be built on easement)
- Lighting along dock and boardwalk and in courtyard upgraded with dusk-dawn LED lights
- All new bulkhead installed before the house was constructed, with upgraded batter pilings added along the pool side.
- DEEP WATER - Water depth under boat slip measures approximately 7' at normal lake levels. Dredged water access for year-round accessibility.
- Side courtyard fully fenced for added outdoor space or pet yard w/an area where a future doggy door could be installed
- Hunter Douglas Top-Down Bottom Up blackout honeycomb blinds throughout all bedrooms & suites
- Strategically placed pocket doors throughout to maximize flow and accessibility
- Custom designed wrought iron balusters found along stairs, balcony, pool, and courtyard.
- 2 HVAC systems with 7 zones for ultimate energy efficiency
- Whole house pre-wired for sound and security cameras
- Wired alarm system with glass break detectors throughout
- Multiple outdoor Blink cameras
- 2 tankless hot water heaters
- Master's Golf Membership available with buyer to pay the upgraded transfer fee