

## 7811 Bent Green Lane – Features and Upgrades

- 47,000 gallon resort-pool with custom water features, landscaping, stone/boulder work, hot tub, fire pit, and lighting; smartphone-app controllable
- Massive outdoor kitchen addition professionally framed and integrated into house and roofline
- One of the highest natural elevations in Harris County
- Radiant heat, stained concrete flooring
- 35,357 sq ft lot
- Pool-side half-bath
- Whole house generator
- Whole house water filtration and softener
- Central vacuum system
- Spray-foam insulation
- Both HVAC systems fully replaced within past 18 months
- Fully refenced (both picket and wrought iron) within the past year
- Sprinkler system fully serviced within the past year
- Hidden closet behind bookshelf in study
- Bonus room off primary bedroom
- Laundry integrated into massive primary bedroom closet
- Primary bedroom direct access to outdoor living spaces
- Oversized and fully finished three car garage with overflow parking secluded from street view
- Massive amounts of closet and storage space; piano-hinge benches with storage in multiple rooms
- Cul-de-sac location safety and privacy
- Multiple dual-vanity bathrooms
- Located within Augusta Pines Golf Club community; adjacent to Willow Creek Golf Club
- Districted to awarding winning Klein Schools, including Klein ISD's International Baccalaureate Diploma Program exclusively housed at Klein Oak HS.
- Minutes to the Grand Parkway, retail and Creekside dining