

## ***2004 Brabner Way*** ***Features***

- ★ **LOCATION!** Ideally located in Stewart's Forest
- ★ Beautiful, Custom-Built Grand View Home
- ★ Custom Leaded-Glass Front Door; SideLight Window
- ★ Grand Entry; "Octagon" Foyer; Tiered Ceiling; Lighted Art Niche and Custom Chandelier
- ★ Imported Italian Ceramic Plank Tile Throughout (Except Media Room)
- ★ Crown Molding and Elegant Baseboard Trim *Throughout*
- ★ Custom Faux Wood Blinds *Throughout*
- ★ Extra: 2 HEPA Filter Systems will Stay! (See Diagram.)
- ★ Extra: 2 Trane Thermostats - *Upgradeable to Smart Home Technology*
- ★ Extra: Front Door Lock can be Smart Home Technology, too!
- ★ Formal Dining with 3-Tiered Ceiling; Custom Chandelier
  - ❖ *Imported Teak Wood Table, 8 Chairs, Short Hutch are Negotiable*

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### ***Features***

★ Home Office/Study; French Door Entry; Walk-In Closet; Lighted Ceiling Fan; 2 Built-In Speakers - Used with Control-4 App that allows streaming music to 4 Areas of the Home:

- 1) Office
- 2) Living Room - Can be connected to create theater sound
- 3) Primary Suite
- 4) Outside Covered Patio

★ All Control-4 Equipment STAYS!

❖ *Executive Desk is Negotiable*

★ Expansive Living Room; Gorgeous Custom Rustic Stone Fireplace with Gas Logs; Custom Cedar Mantle; Spotlight over Mantle; Full Hearth; Glass Door Fire Screen; Dimmable Recessed Lighting; 72" Ceiling Fan with Light; Two Mounted Speakers for Control-4 System; Floor Outlet; Energy Efficient Windows; Natural Light; Green Belt View

★ Island Kitchen; Granite; Stainless Appliances; Gas Range; Pendant Lights; Walk-in Pantry with Light & Custom Shelves; Extra Recessed Lighting

★ Extra: Dupure 3 Stage Reverse Osmosis Water Filter with Separate Spigot - Great tasting water!

★ Extra: Tankless Water Heater!

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- ★ Large, Versatile Breakfast Room
  - ❖ *Glass Dinette with 4 Chairs is Negotiable*
- ★ Butler's Pantry/Buffer; 8 Full Cabinets; 9 Smaller Cabinets, Granite; Tile BackSplash
  - ❖ *Custom Wine Rack-Hold/Display 100 Bottles- Can Stay if you wish!*
- ★ Private, King Size Primary Bedroom Suite; Beautiful Tiered Ceiling; His & Hers Large Walk-In Closets; Lighted Ceiling Fan; Two Mounted Speakers for Control-4 System
- ★ Luxurious En-Suite Bath with Relaxing Garden Tub, Spacious Separate Shower; His and Hers Separate Vanities; 2 Sinks, Beautiful Framed Mirrors; Plenty of Cabinets, Drawers; Linen Storage
- ★ Very Spacious Secondary Bedrooms; Bonus Room; Lighted Ceiling Fans; Same Designer Features as the rest of the home.
- ★ Bonus Room could easily convert to a Bedroom; Adjacent Room has two closets - one could be 're-assigned', making this a 5 Bedroom or 4 Bedroom Plus Office/Study Home!
- ★ Additional Full Bath and Half Bath; Beautifully Appointed; Framed Mirrors

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### ***Features***

#### ★ Media Room

- ~Professionally installed by HomePro;
- ~112" Screen
- ~Epson 3D Projector with 2 Rechargeable 3D Glasses
- ~6 Boston Speakers installed in Front, Side and Back Walls
- ~Onkyo Receiver/Amplifier
- ~Sony Blu-ray Player
- ~Spare Projector Bulb
- ~All Manuals
- ~All Individual Remotes
- ~Extra Wall Outlets; 2 HVAC Vents
- ~Everything, incl Dimmable Lights, controlled by Master Remote
- ~Polk Audio Subwoofer needs to be replaced; Recently Shorted Out
- ~5.5" Step Up at Rear of Room; 7.5" Step Up from Front of Room
- ~Walls and Ceilings Custom Dark Brown Paint
- ~Commercial Grade Carpet

~Seller says *"It gets dark just like a movie theater. Close the door, dim the lights and enjoy a movie!"*

~Total Cost from Builder/HomePro \$47,800

- #### ★ Utility/Laundry Room located in the home; Custom Window; Both Electric and Gas Dryer Connections; 5' Floor/Wall Space for 2nd Fridge or Freezer; 2 Extra Wall Outlets
- #### ★ Covered Patio; 2 62" Ceiling Fans, Gas Pipeline for Grill or Spa; 2 Speakers for Control-4 System; Perfect Spot to enjoy Sunset!

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### ***Features***

- ★ Easy to Maintain Back Yard with Green Belt View
- ★ Producing Peach Tree, 7 Year Old Papershell Pecan Tree
- ★ Full Sprinkler System
- ★ Full Rain Gutters - Upgraded with Leaf Guard System!
- ★ 2 Car Garage with Genie Belt-Driven Garage Door Opener (Quieter than Chain-Driven); 3 Custom Windows; Trash and Recycling Cans are hidden in Pullout Cabinet Door; Extra Wall Outlets
- ★ Extra: For Christmas Lights - Both Front Sides have Outlets controlled by Light Switch in Formal Dining Room.
- ★ Energy Star Rate Home
- ★ Beautiful, 8014 sq. ft. Cul-de sac Lot
- ★ Lovely Curb Appeal; Landscaping, Attractive Traditional Elevation
- ★ Beautiful Wooded Neighborhood; Amenities; Walking Trails; Pool
- ★ Conroe Independent School District
- ★ Minutes to Lake Conroe, The Woodlands/Shopping/Dining