

7287 Edgewater Dr - Lake Conroe

Updates & Improvements List

Features: 4 beds, 2.5 baths, 3-car tandem garage Full bath in Utility downstairs
Kitchen open to Family area Dry Bar area off kitchen
Large Pantry + Butler Cabinet Laundry Room: custom cabinets and sink
Whole House Water Softner System All Porches are covered
Fully Landscaped + Sprinkler system
Main Floor: floor to ceiling windows in back for amazing lake views
2 Fireplaces: 1 in main floor Kitchen/Family area; 1 in Primary Bedroom/Bath

Cove + Waterfront

Wooden Boat Dock - Single Slip

Concrete Bulkheads (unique to Seven Coves - low maintenance, last forever)

- 2007** Purchased in April
Upgraded all Carpeted Floors with **1"x2" Stained Pine Floors** (Primary Bedroom, Stairs, Bedrooms Upstairs, Closets Upstairs, Bonus Room Upstairs)
Upgraded Appliances in Kitchen: Microwave, Convection Oven Combo, Double Drawer Dishwasher; Counter Depth Refrigerator (**all stay**)
Custom Stained Glass Front Door
2 large walk-in Attic storage areas with decking
Separate new water heater for Utility Room downstairs
Sump-Pump System for Utility Room Downstairs
- 2008** Upgraded Wood Siding to Hardi Plank
Commercial Attic Vents
Commercial Firestack Vents
Installed new Gutters
Vinyl E-Rated Double Pane Windows
- 2010** **Plantation Shutters**
- 2012** **Commercial Stainless Steel Tankless Water Heater**
Antique Claw Tub and Pedestal Sink (refinished)
Installed Screens on Gutters
Kitchen Remodel: Added Peninsula + Custom Cabinets, Granite Countertops, Dishwasher, both Sinks & Faucets, Cooktop with Downdraft
Upstairs Bath Remodel: Shower Tile & Fixtures, Upgraded natural wood flooring to Tile, Updated Lighting Fixtures, Brass plumbing fixtures for Pedestal Sink & Antique Claw-Foot Tub
Refinished all natural Pine Floors in common areas on main floor
- 2022** Updated tile floor in Primary Bath