

# 32 TAHOE SHORES

## FEATURES & AMENITIES

### HOME STATS

- 8,267 square feet (per HCAD)
- 2.17 acres
- 5 bedrooms | 4 bath 3 half bath
- Builder – Rick Witten Windmill Homes
- Exterior - Stucco
- Foundation - Slab
- Subdivision – Kings Lake Estates
- Year Built – 2003 completed 2004

### GENERAL AMENITIES

- A/V System – NUVO® and Control 5 integrated music and TV controllers in main house, outside and casita house | Handheld remotes and iPhone control capable
- Circular stone driveway with porta cochere
- Elevator
- Fireplace – 3 gas log
- Garage – 5-car garage (2 attached, 3 detached) 3-car detached garage features large upstairs floored storage area
- Garage door openers – 5 units
- Humidity Units – 2 in attic
- HVAC – 5 units
- Mosquito control system around entire estate including boat house
- Roof – concrete tile (2004 main) (2010 casita)
- Security – Alarm system and multiple interior and exterior cameras
- Sound - State of the art sound system throughout the house with security video cameras included water
- Water - City water and private well
- Water heater – 3 units

### FOYER

- 22' ceiling
- South facing windows
- 17" x 17" marble flooring
- 14-lite chandelier
- 7 1/2" baseboards
- Art lighting
- Crown molding
- Custom Wall plaster
- Juliet balcony
- Light sconces
- Marble art ledge
- Plantation shutters
- South facing 9' front door

### DINING ROOM (13' x 10')

- 12' ceiling
- South facing windows
- 17" x 17" marble flooring
- Bronze chandelier
- Ceiling speaker
- Cove ceiling with LED lighting
- Crown molding
- Custom art ceiling paint
- Custom designer inset ceiling with faux finish
- Custom drapery
- Custom wall plaster
- Extended height baseboards
- Light sconces
- Plantation shutters
- Recessed lighting



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### SUNKEN LIVING ROOM (19' x 19')

- North facing windows
- 5 1/2" oak flooring
- 22' ceiling
- Ceiling speaker
- Custom drapery
- Custom wall plaster
- Extended height baseboards
- Gas fireplace with wood mantle and furniture style built-in with mirrored glass
- Light sconces
- Recessed lighting

### LIBRARY (18' x 12')

- North facing window
- 3" wood flooring
- Built-in cabinetry
- Built-in desk
- Chandelier
- Ceiling speaker
- Custom paint feature
- Double height ceiling
- Gas fireplace with wood mantle and tile surround
- Juliet balcony
- Light sconces
- Recessed lighting
- Wood paneled wall

### WET BAR

- 17" x 17" marble flooring
- Black granite countertops
- Crown molding
- Extended height baseboards
- Faux stone wall paint
- Glass front cabinetry
- Kohler® black sink with pullout faucet sprayer
- Mirror glass backsplash
- Recessed lighting
- ULine® Ice maker with wood front cabinet
- ULine® undermount refrigerator with wood front cabinetry

- Wallpaper ceiling treatment
- Wine storage

### BUTLER'S PANTRY

- 12' ceiling
- Built-in shelving
- Custom cabinetry
- Granite countertops
- Pullout hidden trash bin
- Soft-close drawers
- Stone backsplash
- Undermount lighting
- Undermount sink with garbage disposal
- Whirlpool® Gold® full size dishwasher

### KITCHEN (18' x 17')

- 17" x 17" marble flooring
- Granite countertops
- South facing windows
- Ceiling speaker
- Dacor® electric oven
- Dacor® microwave
- Fisher Paykal® wood front façade dishwasher (2)
- French Lacanche gourmet style 48" 6-gas burning cooktop with griddle, plate warmer cabinet, 1 deep set gas oven, and 1 deep set electric oven
- Island with granite countertops
- Vegetable sink and seating area
- Plantation shutters
- Pull-out hidden trash bin
- Pure® Water filter
- SubZero® freezer with wood façade
- SubZero® refrigerator with wood façade
- Undermount sink



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### BREAKFAST AREA (14' x 13')

- 12' ceiling
- North facing windows
- 17" x 17" marble flooring
- Crown molding
- Extended height baseboards
- Faux stone wall paint
- Recessed lighting
- Wrought iron chandelier

### FAMILY ROOM (21' x 15')

- North facing butt glass windows
- North facing door to outside
- 12' ceiling
- 17" x 17" marble flooring
- 5-blade ceiling fan
- Baseboards
- Built-in book shelving
- Built-in entertainment system
- Ceiling speaker
- Coffered ceiling with LED lighting
- Crown molding
- Custom wall paint
- Gas fireplace with wood mantle
- Recessed lighting

### MASTER BEDROOM (21' x 21')

- 13' ceiling
- North facing windows
- North facing doors to outdoors
- Wood flooring
- 5-blade ceiling fan
- Baseboards
- Built-in television entertainment center
- Ceiling speakers
- Crown molding
- Doorway molding
- Gas log fireplace with wood mantle
- Plantation shutters
- Recessed lighting
- Recessed ceiling with lighting

- Sitting area

### MASTER BATHROOM

- East facing windows
- 12' ceiling
- Stone flooring
- Ceiling speakers
- Cedar Closet
- Crown molding
- Custom wallpaper
- Designer chandelier
- Designer light fixtures
- Dual sink vanities with granite countertops
- Jacuzzi® tub in marble surround with step up marble stairs
- Kohler® undermount sink with stainless steel faucet
- Plantation shutters
- Private water closet with Kohler® commode
- Recessed ceiling
- Recessed lighting
- Ceiling speaker
- Custom designer inset ceiling
- Walk-in shower with rainfall showerhead, stone tile surround and seating area
- Walk-in closet (right) with custom cabinetry, and built-in's
- Walk-in closet (left) with built in table and makeup desk

### EXERCISE ROOM (11' x 14')

- 11' ceiling
- East facing window
- 5-blade ceiling fan
- Baseboards
- Crown molding
- Custom cabinetry
- Granite countertops
- Grass cloth wallpaper
- Plantation shutters
- Wood single bar wall mount ballet barre system



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### SECONDARY BEDROOM (FIRST FLOOR)

- 11' ceiling
- Carpet flooring
- En suite bath
- Wetbar with ULine® undermount refrigerator with undermount sink and black granite countertops

### UPSTAIRS

- Powder bath
- Sunken walk-in storage closet with built-in shelving
- 3 secondary bedrooms
- 1 en suite bathroom with granite countertops
- 2 Hollywood bathrooms with 2 commodes, 2 sinks with granite countertops

### GAME ROOM

- North facing door to covered deck
- Carpet flooring
- 5-blade ceiling fan
- Baseboards
- Built-in shelving
- Coffered ceiling
- High ceiling
- Mini bar with ULine® undermount refrigerator
- Plantation shutters
- Speaker surround
- Undermount sink with black granite countertops
- Wood paneling
- Closet

### THEATER ROOM

- North facing windows
- Carpet flooring
- 5-blade ceiling fan
- Baseboards
- Built-in entertainment center
- Ceiling speakers
- Coffered ceiling
- Crown molding
- LED lighting

- Plantation shutters
- Pocket doors to game room
- Sony® 65" television

### YARD

- "Natural" Flowing River and Fishpond
- Covered lakefront Gazebo for enjoying the amazing sunsets
- Expansive front and back yard with elaborate natural wooded setting from main residence
- Located on a cul-de-sac street
- On Spa-like pool and flowing river and a jump rock
- Outdoor basketball Sports Court with full lighting
- Private outdoor playground area across
- Spa-like setting with large lighted pool/spa, numerous water features and 5 gas fire pots

### OUTDOOR SUMMER KITCHEN

- Mini Refrigerator
- Sink
- Viking® Professional 6-burner gas grill

### WILDLIFE SANCTUARY AND NATURE PRESERVE

- Home to multiple bald eagles (Eagle Wing Estate); Numerous white-tail deer; Hundreds of giant white pelicans, greenhead mallards and wood ducks; Huge white, grey and rose cranes; Seagulls, owls, squirrels and more!
- Undeveloped, protected wooded islands line the backyard view along with heavily wooded front yard view



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### CASITA

- 2 additional fans on porch
- 3 Entry Iron /Glass doors
- BigAss® fan
- Blinds on butt glass porch windows, fully auto controlled
- Crown molding
- Full bathroom with granite countertops and walk-in shower with seating
- Hunter Douglas® woven wood shades, auto controlled
- Iron/glass doors
- Kitchen
  - Frigidaire® stainless refrigerator/ freezer
  - Granite bar with seating
  - Granite countertops, undermount sink/disposal
  - Ice maker - (currently not working)
  - Large shelved pantry
  - Pull out trash bin
  - Thermador® microwave
  - Thermador® Professional 6-burner gas range/oven
  - Thermador® Professional dishwasher
  - Thermador® Professional Dishwasher
- Mahogany wood ceiling
- Ornamental Wrought iron doors
- Porch, oversized extended curved to enjoy beautiful views
- Samsung® 60" built in television
- Separate Dining Room
- Separate Room for activities such as pool or ping pong table
- Slate flooring
- Wrought iron fencing
- Wrought iron lamp sconces

### BOAT HOUSE

- 2nd largest boat slip available for party barge or any other oversized boat
- Ample storage room and cabinetry for storing skiing and fishing equipment
- Complete lighting, video security, sound and mosquito system
- Full bulkhead along lake
- Largest Boat House on Lake Houston
- Two story boathouses built for aesthetics along with supreme functionality
- Walkways and boardwalk connect boat house to elegant fully lit Gazebo
- Stone step walkway from house and casita to gazebo and boat dock

### LIGHTING

- Boathouse Lighting - Manually controlled by labeled switches in master bedroom area of casita house
- Exterior Lighting System – exterior lights come on each evening with controls located in closet within 2-car garage. Timer control by front of house on front side near water softener system.
- Interior branch lighting option
- Landscape lighting system - for front natural river and trees is controlled by a timer and switching in the front yard to the left of the pond area. This system comes on automatically each night
- Pool Lighting System - This system comes on automatically each night. Controlled by system on side of Casita house and via phone app
- Step Lighting - Manually controlled by labeled switches in dining room area of casita house



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### NEIGHBORHOOD

- 20 minutes from George Bush International Airport
- 24/7 manned security guards with video monitoring of all vehicles entering or leaving. Drive patrol of neighborhood at night.
- 45 minutes to Downtown Houston
- 5 minutes from Championship golf
- Emergency & Medical Services - Memorial Hospital Northeast, Kingwood Medical Center, Texas Family Emergency Hospital, Humble Medical Plaza
- Fine dining including - Saltgrass, Texas Road House, Pappasitos, Pappadeaux, Pappa's BBQ, Italianos, Amedeo's, Tasting Room Wine Café, Red Curry, Oriental Gardens, Union Kitchen, Outback Steak House, Chuy's, Olive Garden, Joe's Crab Shack, Raffi's, Chimmichurras, Sharkeys, and Zammittis and many more waterfront restaurants to choose from.
- Located on Lake Houston
- Nearby Golf Courses, Kingwood Country Club, Deerwood Country Club & Oakhurst Golf Club
- Nearby Lake Houston Wilderness Park
- Private 24/7 Gated Community
- Professionally manicured tree and lawn program throughout the community. Established Board of Directors oversee all subdivision activities.

### EXCLUSIONS

- TBD



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