**Features & Updates**

26 W Shore Dr.

**FEATURES**

* Stunning Water & Golf Course Views
* Elevator Access to all 3 Floors
* 3 Car oversized Garage with painted floors, shelves, & work bench
* Central Vacuum System
* 4 zones of AC/Heat
* Smart House Lighting
* Electronics Room for components & Storage
* Surround Sound through out
* Living Area has 22’ soaring ceilings w/gas fireplace, Cherry wood built-in entertainment center & wall of windows for viewing Lake Conroe & Miller #5 golf course
* Large island kitchen w/stainless appliances, gas cooktop, 2 dishwashers, 2 sinks, warming oven
* Kitchen has Bamboo floors & cherry wood cabinets
* Breakfast area with large windows for excellent views of the lake and golf course
* Butler Pantry with 60 bottle wine cooler, Cherry cabinets with glass doors for showcasing your chinaware, crystal, & silver
* Formal Dining Room has Bamboo floors, wooden shutters, recessed lighting and built-in buffet
* Study/Library with Cherry bookshelves on three walls and Bamboo wood floors
* Primary suite has gas fireplace, built-ins, windows overlooking Lake Conroe and golf course
* Primary closet is approximately 500 sq. ft. with many built-ins, shelves, and rods for excellent storage of your clothes & shoes
* Primary bathroom has his & hers vanities, steam shower, doors to your private balcony, jetted tub, & refrigerator
* 2nd Primary Suite located on the 3rd floor has a sitting area, gas fireplace, private balcony for excellent views of Lake Conroe & golf course along with large bath area having has his & hers vanities, shower, aeriated tub, large walk-in closet, & refrigerator
* Guest Bedroom 3 is very spacious with a sitting area & private full bath
* Utility room has a sink, refrigerator & abundant storage cabinets
* TV room or game room has built-in desk, file drawers, shelves & entertainment cabinet
* 4th bedroom could be an office/hobby/sewing room currently being used as an office
* Lower level full bath with dry sauna
* First floor Exercise room/Sunroom has windows for great views of pool, golf course, and the lake
* Wrap around porch overlooks Lake Conroe and Miller course 5th green
* Private Balcony 3rd floor off of 2nd primary suite has a large air conditioned storage area
* Landscaping Sprinkler System
* Main level has a summer kitchen with gas grill & burner top
* Lush Landscaping
* Heated Pool/Spa
* Propane Gas
* Concrete Tile Roof
* The sewer system is enhanced by a lift station with dual grinder pumps that lift from first floor to street level
* 3 gas fireplaces

**UPDATES**

Air Conditioners (all Trane)

5/2015 Primary Bedroom AC replaced

8/2016 Main level AC replaced

7/2017 3rd level AC replaced

12/2020 Lower level AC & air handler replaced

12/2020 Main level air handler replaced

Water Heaters

12/2015 Propane WH installed & Primary Bedroom WH replaced

2/2020 WH replaced serving 2nd primary suit, kitchen & downstairs

Kitchen

2/2010 Dishwasher replaced

3/2016 Dacor Double Over replaced

4/2016 Dacor Microwave replaced

7/2020 Ice Maker replaced

7/2021 Wine Cooler replaced

Miscellaneous

11/2015 Interior & exterior repainted

7/2017 New Carpet throughout

3/2020 New spa tub in Primary Bathroom