

8307 Liat Ln - Features and Upgrades

~ **LOCATION! LOCATION! LOCATION!** ~

★ Ideally Located in **Water Crest On Lake Conroe**



★ 35 Minutes to Sam Houston State University

★ 25 Minutes to The Woodlands Mall

★ Willis ISD - NEW Lagway Elementary School

★ Incredible Community Amenities:

Lake Conroe Access

Private Boat Launch with Fishing Pier

Beautiful Community Center

Two Large Swimming Pools



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Beautiful Parks

Walking/Nature Trails

Fishing Ponds

Dog Park

★ Wonderful Community Events:

Fishing Tournaments

Walking Groups

Ladies Events; Bunco

Golf Cart Parades on all National Holidays!



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QUALITY! BEAUTY! ELEGANCE!

★ **Elegant Home, Quality Built by Emerald in 2018!**



- ★ **Premium Green Belt Lot with Stunning Curb Appeal**
- ★ **Professional Landscaping (\$10,000)**
~Crepe Myrtles, Vitex Trees, Flower Beds, etc.
- ★ **Brick Exterior; Beautiful Designer Stone Accent Elevation**
- ★ **Extensively Upgraded; Meticulously Maintained; Better Than NEW!**
- ★ **Designer Wood and Glass Front Door**
- ★ **Spacious, Open, Floor Plan**

8307 Liat Ln - Features and Upgrades

★ 4 Bedrooms, 3 Full Baths

★ Formal Dining - Can
Accommodate Large Dining Suite

~Versatile: Currently Used
as a Game Room

~Pool Table
Available \$1,000



★ Home Office; French Doors
~Large Closet -
~Could be 5th Bedroom



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★ Kitchen of Your Dreams!

Gorgeous Granite Island

~with Built-In USB Port for Charging Devices

Upgraded Stainless Appliances (\$10,000):

~Upgraded Thermador Gas Cooktop and Oven:

~Oven has WIFI with several settings for Gourmet Cooking



~Upgraded Thermador Dishwasher

~LG Refrigerator - STAYS! (\$2500)

Walk-In Pantry

Beautiful Arch Opening

Cove Ceiling

Beautiful Ceramic Tile Floor

Designer Recessed and Pendant Lighting

Under Cabinet Lighting

Abundance of Beautifully Finished Cabinets; 42" Uppers

Separate Faucet for Filtered Drinking Water

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- ★ Breakfast Room with Cove Ceiling, Overlooks Back Yard

- ★ Private, King-Size Primary Suite:
 - Enormous Walk-In Closet
 - Cove Ceiling
 - Luxurious Carpet
 - En Suite:
 - ~Dual Sinks, Soaking Tub, Large, Separate Glass Shower
 - ~Beautiful Granite Countertop and Ceramic Tile Floor

- ★ Guest Suite; Walk In Closet; Private Bath; Granite Countertop

- ★ Two Additional Bedrooms; Luxurious Carpet; Walk In Closets

- ★ Additional Full Bath; Granite Countertop; Built-In Night Light

- ★ Large, Versatile Laundry/Utility Room:
 - ~LG Washer and Dryer STAY! (\$5,000)
 - ~Refrigerator STAYS!
 - ~Motion Sensor Lighting

- ★ Soaring 10-foot Ceilings

- ★ Designer Arched Openings with Rounded “Bullnose” Corners

- ★ Ceiling Fans and Beautiful Designer Lighting

- ★ 1-inch Composite Wood Blinds

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★ Glorious Green Belt, Private Back Yard



★ Stunning Swimming Pool and Spa (\$64,600)

~BOTH Heated- Heat separately or together!

~Waterfall from Spa and 3 Jets on Far Side of Pool



Flagstone Concrete around Pool and Covered Patio

New Jacuzzi JCRX Robotic Pool Cleaner (\$1,100)

Intellibrite 5G Multi-Light Feature

~Upgraded Pool Equipment: Pentair WIFI “ScreenLogic” Interface for Intellisearch - PC Access and Phone App Available

~Pool Surface is “Pebble Tec”

~UPGRADED Gas Meter to accommodate Pool

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- ★ Expansive Covered Patio (\$14,000)
- ★ Wood Pergola (\$3,500)
- ★ Wall Mount For Outdoor TV (\$5000)
- ★ Outdoor Lighting with Remote



- ★ Outdoor Kitchen
 - “Blaze” Built-In Grill
 - Granite Countertop
 - Stainless Doors; Drawer
- Plenty of Storage
- Extra Electrical Outlets

- ★ Full Automated Sprinkler System:
 - ~Updated Control Box with WIFI
 - “Hunter - Hydrowise” - PC Access and Phone App Available
- ★ Rain Gutters and Downspouts:
 - ~LEAF GUARD (\$3,000)
- ★ Whole Home Water Softener (\$7,000)
 - ~Under Kitchen Sink Water Filtration

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★ Energy Efficient:

- ~Ceiling Fans - All Bedrooms, Home Office, Den
- ~Recessed Lighting in Main Living Areas and Bathrooms
- ~Tankless Water Heater
- ~Programmable Thermostat

★ All Bedrooms Wired for Cable/Network:

- ~Office has Patch Panel for Home Network

★ ADT Monitored Alarm System (\$3,000)

★ A/C replaced 2021 (\$5,000)

★ Automatic Garage Door Opener

