



## 518 Mill Creek Rd. Pinehurst, TX Features List

Escape to the Serene Setting of a Beautiful, Palatial Home on the Water in the Gated Community. *This luxury Lakefront home embodies prime Master planned Gated community living situated in desirable Woodtrace!*

- Stunning Luxury Lakefront Home
- Premium Lot-Lakefront-Full Lakefront Views
- Gated Community
- 2 Story
- 5 Bedrooms
- 4.5 Baths
- 3 Car Tandem Attached Garage w/Sub-Zero Refrigerator/Freezer(Frigidaire) and built-in cabinets
- 5,472 Sqft
- 15,713 Sqft Lot Size
- 2015 Year Built
- Enchanting Courtyard is tranquility at its finest with outdoor gas Fireplace and covered sitting area with dual entry Ways to the House. Great for entertaining!
- Impressive extended cover patio with recess lighting and ceiling fans. Great for entertaining!
- Large Backyard with serene setting.
- Builder: J Patrick Homes (The Windsor Floor Plan)

### 1<sup>st</sup> Floor:

- Tile Floors throughout first floor living & Wet areas
- Entryway has Soaring Ceilings and Views to the grand Courtyard. Sweeping wrought iron Staircase.
- Secluded bedroom "In-Laws" suite with ensuite bath with walk-in shower and vanity is located on first floor, walk-in closet and high ceilings.
- Spacious office/study adorned with chandelier with French doors, vaulted ceiling and wood floors.
- Open Family Room with wall of windows with Lake view. Has built-in bookcases and gas Cast Stone fireplace. Open concept plan.
- Exquisite Formal Dining has chandelier and views looks out to courtyard and access to courtyard

1<sup>st</sup> Floor Continued:

- Breakfast area with lake view is adjacent to kitchen and access to patio.
- Impressive extended covered patio with recess lighting, ceiling fans, gas line and plumbed for kitchen. Outdoor Living Area at its finest.
- Linen Closet near "In-laws" suite
- **Chefs gourmet kitchen:**
  - Oversized island with bar seating and modern lighting and drawers/cabinets
  - Lux appliances: Stainless Steel Refrigerator-Frigidaire Professional
  - Gas cooktop-Kitchenaid
  - Double oven- Kitchenaid
  - Microwave-Kitchenaid
  - Stainless steel dishwasher-Kitchenaid
  - Farm-house sink
  - Granite countertops and captivating backsplash
  - Luxurious Custom Made Benedettini Cabinets
  - Infinite Storage Space
  - Under Cabinet Lighting
- Separate Dry Bar with Scottsman Sonic Ice Maker, Granite counters, backsplash & glass door cabinets
- Spacious Bulters Pantry with shelving and deep drawers.
- Spacious walk-in utility room with granite, cabinets, hanging bar and Sink.
- Additional Linen closet right outside of utility room
- Powder Room with stylish vanity.
- Additional closet near island
- **Owner's Retreat:**
  - Spacious with sitting area overlooking the lake
  - Gas Cast Stone Fireplace
  - Tray ceilings
- **Boutique Style Closet:**
  - wardrobe pulls and built-in drawers & shelves for clothes and accessories
  - Wardrobe Lighting,
  - Aluminum Rods
  - Hidden Storage Area
- **Spa-Like Bathroom:**
  - Dual vanity sinks
  - Granite counters
  - Jetted Tub
  - Luxurious spa-like walk-through shower adorned tile floors & surround
  - Dual shower heads
  - Bench with granite seating
  - Heaters above both shower entrances.
  - Linen Closet
  - Separate spacious toilet room with cabine

## 2<sup>nd</sup> Floor:

- **Media Room:**
  - 110' Diagonal Projector Screen
  - Platinum Level Sound System
  - Custom Built-ins
- **Gameroom:**
  - plumbed for wet bar
- 3 Secondary Bedrooms
- 3rd Bedroom with Walk-In Closet
- Bedroom 3&4 share full bath with dual vanities and full bath-tub/shower
- 4<sup>th</sup> Bedroom with closet
- 5<sup>th</sup> bedroom with walk-in closet and ensuite full bath and lake views
- Carpet throughout 2<sup>nd</sup> floor

## Amenities:

- Well manicured landscaping
- Lakefront Home-Full Lakefront Views
- Enchanting Courtyard with outdoor gas Fireplace and covered sitting area with dual entry Ways to the House.
- Impressive extended cover patio with recess lighting and ceiling fans.
- Large well manicured Backyard -Lake View
- GE20KW, 200 amp generator-Entire Home

## Misc.:

- Custom Shades & Drapery
- Smart Thermostats (ecobee)
- Alarm System, 6 Camera Security system
- Soaring ceilings
- Lots of Natural Light

## **About Woodtrace:**

Woodtrace, a masterplan Gated community in Pinehurst, TX. This community features amenities such as a 23-acre lake with canoes, kayaks and fishing, a recreation center with pool, clubhouse and miles of nature trails. The community is surrounded by beautiful green space and homeowner's have access to tons of exciting amenities like a private boat launch, clubhouse and community center. Plus, easy access to HWY 249, Grand Parkway gives residents access to nearby cities like Katy and The Woodlands and future Woodtrace Boulevard Extension.

***Disclaimer: Measurements are approximate and all Features should be verified by buyer and/or agent.***