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## 2619 Rose Bay Dr Features

- Two story brick and stone elevation
- Massive oversized waterfront lot located in a prime location on a culdesac
- 4 car garage with plenty of workspace
- Upgraded tile and hardwood flooring
- Formal Foyer with high ceilings and custom light fixture
- Custom plantation shutters and blinds throughout home
- Elegant Formal Dining room, Formal Living Room
- Spacious Study with French doors, perfect for a home office!
- Kitchen features granite countertops, under-cabinet lighting, double ovens and high end appliances... Butler's Pantry and large walk-in pantry as a bonus!
- Den features custom accent wall and cast-stone gas fireplace
- Primary Bedroom is oversized and features an exterior door to the backyard and a view overlooking the lake
- Primary Bathroom featuring jetted tub, walk-in shower, dual vanities and walk-in closet
- Second Bedroom downstairs featuring access to a full Bathroom
- Spacious secondary bedrooms upstairs. One features an En-Suite Bathroom. The Other 2 Bedrooms share a FULLY remodeled Bathroom with designer walk-in shower, new toilet, new tile, new vanity.
- Covered patio with overlooking pool-size backyard and lake view
- Custom Hill Country-style vegetable and herb garden (you'll feel like you're in Fredericksburg or Wimberley!) .. These designer gardens run upwards of \$25,000+.
- Tankless water heater (< 3 years old)

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- New roof 2019
- Whole house 2-stage water filtration system
- Tons of privacy, no back neighbors!
- Sprinkler system
- Landscape lighting
- Neighborhood features 8 area swimming pools, public tennis courts, sand volleyball court, and resort style pool (Reflection Bay)

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