



12375 Tramonto Drive

Features of luxurious 4-bedroom, 3 1/2-bathroom home on Lake Conroe

- Built in 2013 in quiet, gated community
- 6,203 square feet
- Breathtaking sunset views from balconies
- Exquisite Walnut and Travertine flooring
- Three-floor elevator
- Solid Alder doors
- Anderson windows
- High ceilings (12 feet on second floor)
- Custom hardwood cabinets built on site
- Circular paver driveway
- Copper gutters
- Water fountains in front and back
- Tile roofing
- Temperature-controlled wine cellar
- Whole house generator
- Automatic pest repellent system
- Tankless water heater
- Outdoor grill/cooking area on first floor
- Built-in gas grill on second floor
- Outdoor wrought iron spiral staircase

First-floor features

- Huge game room
- Four big-screen TVs
- Wet bar with refrigerator, ice machine and plenty of cabinet space
- Large laundry room
- Half bath next to storage area for pool towels and life vests
- Two bedrooms with connecting bath
- Large storage closet
- Floor-to-ceiling doors to outdoor deck area

Second-floor features

- Chef's kitchen featuring spectacular granite countertops and custom cabinets
- Floor-to-ceiling sliding doors open the space between indoor and outdoor living
- Expansive pantry room that includes floor-to-ceiling built-ins, microwave and desk
- Expansive island seating for 10-+ people
- Butler's pantry and coffee bar
- State-of-the-art Wolf 72-inch oven/range with a pot filler
- Two dishwashers, one specific for delicate crystal and glassware
- Living room completely open to kitchen and dining area
- Gorgeous fireplace with TV mounted above the mantle
- Hand-painted mural accent wall
- Custom built-in shelving
- Balcony big enough for large dining table
- Large seating area outside with a cozy fireplace and outdoor TV
- Home theater (or fourth bedroom)
- Extra room (off home theater)
- Elegant and functional home office
- Half bath adjacent to home theater
- Landing between second and third floors with built-in bookcases; large enough for a baby grand piano

Master Suite third-floor features

- Private third floor retreat
- Seating area with amazing lake views
- Coffee bar
- Fireplace
- Tremendous closet with built-ins
- Second laundry room
- Separate soaking tub
- Shower with rain shower and traditional heads
- Separate room that could be used for fitness, an office or a nursery

More features

- Smart home
- Surround sound throughout home and patios
- Digital thermostats on all floors
- Central light system on each floor (able to control many home lights on one switch)
- Energy efficient
- Camera security

Pool and boat dock area

- Heated pool with spa
- Travertine decking
- Sun shelf
- Two fire bowls and fire pit
- Deep-water boat dock (10-12 feet)
- TREX decking
- Boat slip (11' x 25')
- Two jet ski lifts
- Lift capacities of 3,000 pounds
- Lounging/fishing dock
- Bulkhead with stairs to enter lake
- Waterfront is protected from fast-moving watercrafts
- Views across Lake Conroe to the dam



Contact Kevin Meine of The Home Run Team at eXp Realty for more information. Kevin can be reached by phone or text at (281) 989-0767 and by email at kevin@kmtexas.com.