

9011 Diamante Property Features

This fully custom home was built by Scott Devos and Black Label Construction in 2008. It boasts nearly 5,100 square feet with four bedrooms, two full, one $\frac{3}{4}$ and three $\frac{1}{2}$ baths. The huge master retreat includes a sitting area with bay window, tray ceiling and giant master bath with granite countertops, jacuzzi spa tub and his and her closets. Two of the bedrooms have their own sink area with jack and jill shared bath. The fourth bedroom with $\frac{3}{4}$ bath is tucked away upstairs. It's a great guest room. One $\frac{1}{2}$ bath serves both the pool area and the garage to keep wet feet out of the house. The house has 12-foot ceilings with crown molding throughout most of the downstairs, custom on-site built oak cabinets and bookshelves, gorgeous granite countertops in kitchen and bathrooms, lovely hardwood and travertine tile floors though much of the house. The office includes custom built bookshelves and desk and a private $\frac{1}{2}$ bath behind French doors. Most of the upstairs is over the garage and includes a huge game room with private covered balcony that has a great view of the secluded backyard. With the pool and large covered patio space this is an incredible place for gracious entertaining. The backyard is completely surrounded by trees providing a feeling of quiet seclusion. Sendera Lake Estates has good drainage and is over 200 ft above sea level. This house has been high and dry in recent Houston storms. This house was built with PEX plumbing and did not suffer any plumbing disasters in the great freeze of 2021, unlike many of the neighboring houses plumbed with copper. There is enough driveway space to park up to 16 vehicles.

The previous owner added \$250K in upgrades including saltwater pool, tile work, decking, pergola and landscaping around the back of the pool, gas fire pit and rough in for summer kitchen. Palm Tree Garden by pool has irrigation and common drainage with fire pit and under balcony area for future sink project (drain extends to the back of the property near incomplete chicken house project). The house is supplied from the street with common neighborhood water, but there is also a private well that feeds a 16-zone sprinkler system that irrigates the entire property and one dedicated zone for the enclosed garden area with multiple heads for raised beds.

The shop (also known as the garage-mahal) is any man's dream. It includes 1500 sq foot of heated and cooled space perfect for any type of hobby or small business. The garage area is completely finished with painted walls and crown molding. The garage has a large 16X10 door on the front along with 2 roll up doors on each side. There is a covered porch with space for a boat or RV on the right side. The shop has a dedicated electrical panel and includes a 220-volt line for welder or RV hookup. Behind the shop is a large air compressor plumbed into 4 points in the shop and the pressure tank for the irrigation system. In the back part of the shop is a mostly finished man cave or office upstairs wired for surround sound and downstairs there is a 400 square foot apartment with $\frac{3}{4}$ bath, dedicated electrical hot water heater and separate heating and cooling unit, porch entrance and small kitchenette and fridge (added in 2018). It's a perfect space for multigenerational or guest quarters and is not included in taxable square footage. There are so many possibilities with this amazing building.

An AquaOx whole house water filter was added in 2019. This commercial grade 4 media filter has a backwash feature that will filter 2,000,000 gallons before replacement should be necessary. The filter serves the house as well as the pool and shop. Water filtration of this quality makes tap water a delight to drink right from the sink and you'll enjoy showers that don't smell like chlorine. With the water usage of a typical family, it should last 20 years before needing to be replaced.

Media and Sound:

The downstairs media center has speaker hookups for 2 zones. Zone 1 is wired for surround sound; add your own subwoofer and center speaker for 5.1 surround. Zone 2 is wired for speakers in the bedroom and back porch. Upstairs is wired for 2 zones as well. Zone 1 serves a full 7.1 surround sound movie room with built in-ceiling and in-wall speakers. Zone 2 serves the cavernous game room.

Kitchen:

Most of the kitchen is original with the exception of some updated appliances. A Bosch Benchmark series gourmet double oven was added in 2019, Bosch Benchmark Dishwasher added in 2020 and drink fridge added in 2022.