

6012 Matthew Oaks Place— Cottage Grove Lake



House Overview

Bedrooms	3
Baths	3 Full, 1 Partial
Square Feet	2,228 per HCAD
Lot Size	1,633 per HCAD
Schools	Memorial Elementary Hogg Middle School Waltrip High School

GROUND FLOOR

Entry

- Eight-foot mahogany entry door with keyless entry
- Built-in mud room organization area with bench seating and storage
- Designated ground floor coat closet
- Elegant stairways with hardwood treads and wrought iron spindles

Bedroom #1

- Custom plantation shutters
- Overhead lighting and fan
- French door access
- Hardwood floors
- Large bathroom with shower/tub combo
- Dual flush toilet

SECOND FLOOR

Living Room

- Soaring 12' ceilings
- Additional windows due to corner/end location
- Oversize steel and glass sliding doors open to patio

- Modern ceiling fan
- Hardwood floors
- Pre-wire for surround sound
- Recessed can lights with LED bulbs
- Open to kitchen/dining

Kitchen

- Soaring 12' ceilings
- Quartz countertops
- 42-inch flat panel cabinets with decorative molding
- Bosch Stainless 36" gas cooktop, vent hood, single oven, microwave, and fully integrated dishwasher
- Under mount sink with Insinkerator 1/3 horsepower garbage disposal
- Elegant white tile backsplash
- Ice maker connection for refrigerator
- Farmhouse sink
- Recessed can lights with LED bulbs
- Wall of windows
- Custom valences
- Over island statement pendant lights
- Oversize island with seating and storage
- Integrated wine refrigerator
- Under cabinet lighting

Powder Bath

- Located on stair landing for privacy
- Pedestal Sink
- Over toilet storage
- Dual flush toilet

THIRD FLOOR

Primary Bedroom Suite

- Pitched ceiling with overhead fan
- Wall of windows
- Custom drapery
- Separate seating area
- Natural stone tile floors and shower surrounds
- Six-foot garden tub
- Oversized glass enclosed shower
- Dual vanities
- Oversized walk-in closet

Bedroom #3

- Custom drapery
- Hardwood floors
- Large bathroom with shower/tub combo
- Dual flush toilet

ADDITIONAL FEATURES

Interior Features

- Double ceiling molding in main living area
- Five inch base molding throughout home
- Eight-foot raised panel interior doors
- Elevator shaft
- Rounded sheetrock corners
- Fully installed alarm system with home automation capabilities
- RG6 digital coax cable for cable and internet
- CAT5 wiring for phone and home internet
- Tankless water heater
- Lennox 16.00 SEER HVAC system

- with two-stage compressor
- Lennox Harmony III™ Zone System – each floor is zoned for controlled comfort and efficiency
- MERV 10 - high performance media air filter
- Programmable thermostat on each level
- Low-E double pane energy efficient windows
- Energy Star® appliances
- Low VOC paint
- Hansgrohe plumbing package

Exterior/ Construction Features

- Full gutters around entire home
- Combination of low maintenance Nichiha fiber cement siding and rustic brick
- Tamko Heritage Laminated asphalt shingles
- Energy efficient, Low-E insulated glass double pane vinyl windows
- Elegant exterior coach lighting
- Toughrock® Mold-Guard™ Gypsum Board with enhanced protection against mold and moisture
- Engineered, certified and inspected foundations
- DOW WEATHERMATE™ weather barrier system
- 2 x 6 exterior walls increase structural rigidity
- Strategically used engineered wood
- R-19 Insulation in exterior walls
- R-38 Insulation in attic
- Air sealing package
- Radiant barrier