

Located about 65 miles northeast of downtown Houston, Texas, this custom-built home is situated in a gated resort community in Cleveland Texas sitting on a series of five spring-fed lakes carved from a former sand and gravel quarry. Within this natural, pristine environment, located on the edge of the Texas Big Thicket National Preserve, with abundant wildlife, winding dirt roads, moss draped trees and hiking trails, you are greeted by a stunning home. A rustic cedar and limestone exterior wraps around a modern, contemporary, airy interior, which showcases the perfect country sanctuary from busy city life that is still within reach. Named "Marsh Sanctuary" this 3,800 square foot uniquely designed home is being offered for sale for \$1,550,000.

On a nearly one-acre lot, each room of this home overlooks lakes in front and back. Whether you are looking for a second retreat, a retirement home or work-at-home residence, this is your ideal serene oasis. The home was designed by renowned Houston architect and interior designer JD Bartell ([JD Bartell Designs - Home \(bartelldesigngroup.com\)](http://JD Bartell Designs - Home (bartelldesigngroup.com))). Completed in 2019, the home features 3 bedrooms, a second-floor bonus room (with built-in beverage bar) that can be a fourth bedroom, workout studio or game room, 3 full baths and 2 half baths. All three bedrooms on the main floor have stunning views and are appointed with French doors that lead out to porcelain tiled porches that wrap around the front and back of the house. Quiet and relaxing, with cooling summer breezes from the lakes, these terraces feature evening sunset views in the front and morning sunrise views from the back.

A fully appointed kitchen with lit onyx island bar, soft-close cabinet space galore and a bar with wine cooler is adjacent to an oversized dining room (with built-in buffet) and breakfast nook, allowing for ample options for entertaining family or friends.

An oversized living room, with a cathedral ceiling, a wall of windows and gas fireplace, compliments this open concept main floor. A large office with a bricked ceiling and barn doors, affords a quiet, private space for working. The master suite includes a sitting area with large picture windows, a sleek master bath area adjoining a walk-in closet and dressing area. In collaboration with the homeowners, Mr. Bartell designed every last detail within the home, including contemporary paint

colors and tile selections, unique cabinetry and eye-catching light fixtures. No small design detail was overlooked -- even minute details such as faucets, door and cabinet hardware were meticulously selected.

This home has high speed fiber-optic Wi-Fi and is fully connected with a security and home protection system, automated lighting, entry and garage doors and cameras, all of which can be controlled and monitored remotely. For peace of mind when the home is unoccupied, features include a master water shut off valve, leak detection system on the water heaters and fire/smoke detection devices that can automatically summon the fire department. Back-up power capable of powering the whole house is provided by a 22 kw Generac generator fueled by a 500-gallon underground propane tank. The home was designed with comfort and energy efficiency in mind, including foam insulation, LED lighting, Pella windows and two variable speed Trane HVAC systems with multi-zone temperature control.

For those who enjoy the outdoors, a boat house and covered dock sit along a sloping yard and slightly elevated shoreline protected by bulkhead. Fantastic fishing awaits in several interconnected stocked private lakes where only boats with electric motors are permitted. A firepit is nestled along the lake in a grove of pine trees. A maturing citrus orchard also sits on the lot. Despite the rustic country setting, this house is surrounded by an irrigated manicured lawn and flowering plants and trees. Community amenities include a boathouse and resort-style swimming pool.

This house is offered for sale by Susan Sajadi with Connie Zubizarreta Realty (https://www.har.com/connie-zubizarreta-realty-llc/broker_CZRT01).