

7220 Avenue N ½

Description in the seller's words

This home is a showstopper with all the bells and whistles. 100% custom home on incredible lot – you must see this home and its views! Custom built 2022 - 4-bedrooms, 3 full bathrooms, 4 car garage and so much more!

Enter through the front doors to a large open living area, dining room and kitchen that is great for entertaining. The views from this room are breathtaking and unobstructed. Watch the sunfish sailboat races, magical evening sunsets and moody garden's summer firework displays all from the comfort of your sofa (or better yet – your personal dock bench). Enjoy the ambiance of the 60" heat-n-glo fireplace while watching tv on your Samsung 85" television. This home features whole home surround sound and audio with the touch of your smart phone. Each room can be operated independently to play music and/or connect to the televisions. Whole home connectivity including exterior patios, game room and pool "rock" speakers. Boat dock is also wired for audio/video.

This beautiful kitchen has top of the line wolf/subzero appliances including a 48" wolf gas range, glass door refrigerator, beverage center and ice maker. The custom, soft-close cabinetry features under/over cabinet lighting and the 5' x 10' island features a beautiful waterfall edge and additional hidden cabinets. The dining table is a custom built, exquisite live-edge with seating for 10.

The main floor offers an expansive hallway leading to 2 large bedrooms and their bathrooms. The stunning guest bathroom includes custom tile work, a double vanity with backlit mirror lighting and private toilet room. The second bedroom has a private bathroom with beautiful custom tile work in the shower. The two large closets on this floor offer great storage options in addition to the large laundry room featuring front load Samsung washer/dryer on pedestals and lots of built-in storage. Here you will also find the tankless, gas water heater and whole home audio video controls.

Take the elevator or the beautiful birch stairway to the top floor where you'll find the private, primary suite! Upon entering your sanctuary, you find a large open room that can be utilized in many ways – currently used as a workout room including a sunlight, infrared 2 person sauna and workout equipment. This floor features a spa-like bathroom with a 9' x 5' custom tile shower with rain heads and body sprays as well as a stand-alone bathtub positioned under a beautiful chandelier for the ultimate relaxing experience. A large 8' vanity and custom backlit mirror are highlights in this expansive bathroom. This floor also features an office (or 4th bedroom) and a large bedroom with a private, expansive balcony overlooking the bayou and beautiful views.

Experiencing what this home has to offer continues downstairs and outside where you find a climate-controlled, man cave with over 600 square feet that is not included in the overall square footage and features a large storage room and elevator access to all floors. Downstairs you will also find a huge entertainment room that features epoxy flooring, reclaimed barnwood wall treatments, a billiard table with a ping pong conversion top, 85" Samsung tv, surround sound/speakers, comfortable seating for 12+ on the sectional and a Polywood furniture set including the dining table for 8, 4 bar stools and 2 lounge chairs for sunbathing in the pool deck. Enjoy hosting guests and cooking in the custom-built bar/kitchen featuring an alfresco 48" grill, Uline beverage center, commercial ice maker and merchandizer cooler. The heated, infinity pool is 40' x 20' and offers two sunbathing decks, custom lighting and a million-dollar

view of the bayou. Imagine your boat being just steps away in the double boat house. Fish the 1000-watt underwater green light from the dock and turn on the overhead metal halide lights to attract fish of many kinds! Benches, pole holders, hose spickets, cleaning table – no detail has been missed!

This lot is over 30,928 square feet, is fully fenced and features a lighted, electric entrance gate with camera and a multi-zoned sprinkler system. This home features a security system that includes cameras inside and outside - all controllable by your smart phone.

For those interested in the construction details – this house is built on 12” pilings, 15’ deep and a truss package was used in the framing. All exterior is Hardie plank, and the man cave has fiberglass walls. The roof is galvalume metal roofing. The house is wired with a switch gear for the installation of a natural gas powered, backup generator.