

## Highlights & Features

9114 Legacy Creek Ct

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### Property Features

4729 SF Interiors  
65,384 SF Lot  
5 Bedrooms/4 full baths  
1500SF Covered porches/sitting areas all with wood tongue & groove ceilings and recessed lighting  
Tyler Custom Homes / 2017  
1.753% Taxes  
No MUD  
\$1200 annual HOA  
Montgomery ISD/ Lake Creek HS

### Exterior Features

Oversized 3 car garage/ 2 exterior doors  
Lush landscaping & gardens  
Exterior landscape lighting/ flood lights/soffit lighting/4 gas lamps  
Security cameras  
Sprinkler system  
Aerobic septic system (Aero Septic maintained)  
Water well (for irrigation) Public water for house  
Summer kitchen 4 burner grill/roisserie/ 2 burner side/ sink/granite counters  
Outdoor sitting area with stone gas FP  
Negative edge pool/spa/brick inlaid salt decking in around pool and all driveways  
Engineered retaining wall  
Large post & brick columns on back  
Pad and electrical ready for generator  
Tin roof/composition roofing (2017)  
2 Trane HVAC/ 5 zones (2017)  
Exterior materials – Stone, stucco & brick

### Interior Features

Knotty alder 8' doors throughout  
Spray foam insulation  
2 tankless water heaters  
Brick laid groin vaulted ceiling at entry  
Brick lined archways  
Hardwoods in all main/tile in baths  
Floor to ceiling stone FP in living room  
A-framed wood beams in living room  
Central Vac with dustpans  
Whole house water softener  
Crown molding  
5" custom shutters and electronic blinds on windows  
Security cameras/Nuvo ss/ Launch pad (pool/lighting)  
Custom Elegant lighting throughout home

### Kitchen:

Chef's kitchen attached by a prep space  
60" range Thermador 6 gas burner with griddle  
Full size oven/small steam oven/warming drawer/pull out microwave  
Pot filler  
RO at sink/instant hot water  
Antique accents/ corbels on range hood/ pantry doors late 1800's

Large walk in pantry  
Butlers station with electrical in cabinets  
2 farm sinks/2 disposals  
Raw edge leathered granite  
Under counter lighting  
Extensive soft close cabinets and drawers  
Pull out spice drawers at range  
Ice maker (needs part)  
Double door beverage cooler  
Commercial Frigidaire frig/freezer ss

#### **Bedrooms:**

Primary located downstairs 21x18  
Floor to ceiling gas stone FP  
Rear pool facing  
Hardwood floors  
5" custom shutters  
Headboard reading lights  
Recessed and deck ceiling lighting

Primary luxury bath 19x17.5  
Air jetted soaking tub

2 entrance stone floor walk in shower with 4 spray heads

WC – toilet, bidet and storage closet

2 vanities with granite counters/storage garage cabinets with electric inside

2 storage cabinets with pull out hampers

Left side has cable TV in mirror

2 Closets with built ins and pull downs

Her closet fully lined with armoire cabinets, vanity station with sink at dressing area, pull out jewelry locker

Primary bath attached to laundry room

2 bedroom down with en-suite and large walk in closet

3 bedroom down next to primary has storage closet, flex, work out or nursery space

Full bath accessible to rear exit for pool bath

#### **Upstairs:**

2 bedrooms with closets and J&J bath, separate vanities with granite counters

Large walk in storage closet/craft room

Walk in attic storage, spray foam

Space available for additional build out

#### **Additional Spaces:**

Formal study, front facing with fixed knotty alder windows

Built in shelving and cabinets

Niche space-

Optional wine room

Meditation/prayer room

Collector's niche

Gathering space off dining room, rear facing with pool views

