


# 3127 WELLSRING LAKE DR

F U L S H E A R , T X 7 7 4 4 1

## PROPERTY OVERVIEW:

- Experience the charm of this single-story custom home nestled amidst the tranquil 3.3 acre lot, adorned with gentle rolling landscapes and abundant greenery. Delight in the serene backdrop of the Brazos River, confidently nestled in a locale historically untouched by floods.
- The spacious 4231 sq ft abode boasts three inviting bedrooms, three and a half well-appointed baths, and an expansive 4+ car garage, ensuring ample space for all of life's endeavors.
- Indulge in the luxury of two exquisite primary bedroom suites, each featuring grand walk-in closets and lavish baths with double sinks, enclosed toilets, jetted tubs, and accommodating walk-in showers, tastefully designed with wide entrances and comfortable tiled benches.
- The main primary bedroom extends a cozy sitting area, where one can unwind with a good book, courtesy of the thoughtful ceiling lighting, overlooking the lush private backyard. Both primary bedrooms are adorned with subtle tract lighting, enhancing your bedtime reading experience.
- Accessibility is a hallmark of this home, with wide 3-foot hallways and doorways welcoming wheelchairs and walkers, facilitating comfortable mobility throughout.
- The high ceilings, ranging from 10 to 13 feet, mostly in elegant tray style, accompany ceiling fans, enhancing the home's airy ambiance. The durable polyvinyl flooring, mimicking the aesthetic of wood planking, is stain-proof, scratch-resistant and effortless to maintain - a true blessing for pet owners.
- The den, a heartwarming space, features a stone gas fireplace with a complementary stone mantle and elevated hearth, encapsulating the essence of a cozy retreat.
- Ascend to the approximately 750 sq ft well-lit attic, hosting a waterless water heater and a full plumbing manifold, providing complete, easy-to-access control over the home's plumbing system.
- Step into the spacious kitchen, a chef's delight, outfitted with two extra-large stainless steel sinks, 3/4 HP disposals, and a bevy of modern appliances including a stainless steel microwave, Electrolux double stove (one being a convection oven), 5 burner electric cooktop, double-sized refrigerator/freezer combo, and an ultra-quiet dishwasher. A wine cooler nestled under the counter and a pass-through granite shelf to the patio ensure effortless entertaining.
- The dining room, emanating subtle elegance with its lovely chandelier and ambient ceiling lighting, seamlessly connects to the kitchen, den, and entry hall, fostering a harmonious flow for gatherings.
- Outdoor living is equally cherished, with a patio barbeque island plumbed for both gas and electric, alongside multiple electrical outlets, catering to your al fresco dining and festive lighting needs.
- Custom Benedentini cabinets of solid maple, many with pull out drawers, grace the kitchen and den, offering ample storage solutions.
- A dedicated office with built-in bookcase and desk presents a quiet haven for your work or study needs, making this home a harmonious blend of luxury, comfort, and practicality.
- Step into a world of convenience and functionality as you explore the meticulously designed spaces of this home.

- 
- The laundry room, a blend of practicality and elegance, features a double stainless steel sink, ample hanging space for clothes, and generous built-in storage, complemented by a floor drain for any unforeseen water mishaps. With plumbing provisions for both gas and electric appliances, your laundry routines are set to be a breeze.
  - Indulge in the delightful coffee/wine bar nestled in the hall off the den near the Master Bedroom. With a sleek granite countertop, a handy electrical outlet, and water connections seamlessly linked to the adjoining bathroom, it's a charming nook for your morning brew or evening wine down.
  - Ease of parking is a hallmark of this residence, boasting an extra-wide driveway that generously accommodates additional parking for two cars both in front of, and at the end of the driveway. The attached 4+ car garage is not just a parking haven, but comes with a tire stop, a 3-foot wide ledge for storage and equipment, and an open storage closet just outside the house door for quick access.
  - Water softening system in the garage and a partial house Generac generator outside ensure smooth running of household utilities. Recent servicing of both the generator and the air conditioning units along with the heater in 2023, underscores the meticulous maintenance of this residence. The home's air filters were diligently replaced in March and October 2023, aligning with the essence of a well-kept abode.
  - Outdoor water connections are thoughtfully designed, with numerous spigots around the property and a city-compliant spigot connected to city water source, ensuring ample water supply for gardening or other outdoor needs. The sprawling yard is efficiently irrigated via two easy-to-operate Hunter controllers, ensuring lush greenery that beckons serene outdoor moments.
  - Storage is an abundant luxury here; from built-in shelving in closets to additional storage in almost every room, managing your belongings is a cinch. The den and office, adorned with built-in bookcases above storage cabinets, echo the home's theme of abundant storage coupled with aesthetic appeal.
  - The utility room, once a haven for pets, comes with plumbing provisions for an elevated dog tub, dedicated storage for supplies and pet food, transitioning seamlessly to a pet-friendly space with the sliding glass doors in the den.
  - Entertaining spaces abound both indoors and out. Relish in the choice of four separate patios each offering a unique ambiance - be it under the pergola by the pond, or on the flagstone surrounded by garden possibilities. The south-side porch, a part-time dog run, offers a sheltered outdoor space for your furry friends or for working on projects, equipped with electrical outlets and ceiling lights for ease of use.
  - Outdoors merge with indoors in the large covered patio outside the den, ready to host lively cookouts with its granite-topped island, water, electricity, and gas connections. The barbeque island, with a stainless steel sink, awaits your culinary adventures under the open sky.
  - A unique feature of this property is its own water well, supplying all outdoor water needs at a minimal annual cost. Envision a future swimming pool, fully supplied by this well, making summer days a delight.
  - The tranquil water feature at the edge of the den patio cascades into a stream, flowing over a waterfall into a crescent-shaped pond, creating a serene backdrop for relaxed evenings. The pond, under a pergola adorned with lights and a ceiling fan, awaits your choice of aquatic life.
  - With a roof and house construction completed in March 2017, and both being less than eight years old, the assurance of durability and modern aesthetics are the cornerstone of this property. The composite asphalt roof stands in excellent condition, mirroring the overall well-kept and thoughtful design of this home, ready to welcome you to a realm of comfort, convenience, and modern living.
- 