



PROPERTY FEATURES AND DETAILS

3335 Winterwood Way - Weston Lakes

WESTON LAKES AMMENITIES:

- Guard gated access with 24-hour manned entrances at both gates
- Secluded neighborhood with mature trees
- Championship Golf Course, 18-hole
- Country Club with dining and fitness center
- Tennis Courts
- Swimming Pools
- Lakes and parks
- Private Brazos River park in The Reserve
- Low tax rate

EXTERIOR FEATURES:

- Custom home in a premier community
- Luxury home builder – Partners In Building
- Stone & stucco exterior
- Modern architecture
- Grand, double front doors
- Tandem garage with large storage/workshop area
- Double wide driveway
- Wrought iron fencing
- Back patio area prepped for outdoor kitchen, plumbed for gas & water
- Irrigation system

INTERIOR FEATURES:

- Modern design with luxurious details
- Open floor plan, spacious rooms, high ceilings
- Natural, matte finish oak wood flooring
- Sweeping staircase
- Brass & gold finishes for added luxury
- Grand family room with stacked stone fireplace, rich wood mantle and floor-to-ceiling windows
- Kitchen - modern culinary design, open to family room, expansive island, high-end appliances, 6-burner gas range with griddle/grill & pot filler, Café oven with convection, custom cabinetry upgrades with built-in amenities, huge walk-in pantry
- Wine room with glass surround and locking door
- Primary suite: natural oak wood flooring, spacious, high ceilings, luxury bath with 72" soaking tub, large shower with modern mirrored tile, separate vanities & sinks, massive closet with built-ins & shelving (see floor plan)
- Second bedroom downstairs with full bath, accessible to backyard
- Private office/study
- Game room - wet bar sink lines plumbed for future addition
- Media room with stadium floor risers for seating, modern gold sconces for accent lighting

(continued on next page)



INTERIOR FEATURES contd:

- 3 large bedrooms upstairs with walk-in closets
- 2 full baths upstairs
- Powder bath downstairs
- Large laundry room, plumbed & prepped for future sink
- Pre-wired for future additional lighting throughout home
- Surround sound wired

GARAGE FEATURES:

- Double-wide driveway
- Tandem garage
- Large storage/workshop area in garage, separate space

WARRANTIES:

- 10 year Structural Warranty
- Major Components Warranty
- Appliance Warranty

3335 Winterwood Way in Weston Lakes

Exquisite modern architecture crafted by luxury home builder Partners In Building.

Captivating grandeur.

Perfect fusion of modern design and refined luxury.

Stunning foyer with sweeping staircase.

Natural matte finish oak wood flooring seamlessly pours through the home.

Rich, dark wood accents. Brass & gold finishes for added luxury.

Open floorplan that accentuates simplification yet is warm and inviting.

Nestled in a private, gated community with manned access.

Weston Lakes - The Reserve