

# Single-Story, 4BR, 3 BA, 3-Car Garage w/Pool on Golf Course

- Year Built: 2013
- Approx. 3200+ sq. ft.
- Energy Star 3.0 certified home
- 4 Bedrooms
- Home Office/Study
- 3 Baths
- Wet Bar
- Granite and Tile in all Baths
- Crown Molding
- Gas Heat and AC
- Trayed Ceilings
- Architectural Shingle Roof
- Hardwood Floors in Master BR & Study
- Fenced Backyard – backs up to the 9<sup>th</sup> Fairway of West Fork Golf Club
- In-ground pool
- Outdoor Kitchen
- Sprinkler System w/ Wi-Fi Controller
- Home faces Southwest



## 1638 Beau Rivage

Lightly lived in and ready to move in! Gorgeous 4 BR home with wet bar, and in-ground pool on the 9<sup>th</sup> fairway of the West Fork Golf Course. Located in the West Fork Subdivision adjacent to Highway 105 in Conroe, this home is convenient to local shopping, restaurants, medical facilities and just five minutes from I-45. Lake Conroe is also just minutes away.



TBD  
REAL ESTATE  
Company

Please call \_\_\_\_\_ at (XXX) XXX-XXXX to arrange a private viewing.

## **Chesmar Homes – Model: Maison – Plan: 2393**



*Elevation BS: Stone Version*

### **Key Features:**

- ✚ Energy Star 3.0 Certified home.
- ✚ LED lighting throughout the home.
- ✚ 4 Bedroom, 3 full Baths, Game Room, Study/Home Office, Wet Bar.
- ✚ Brick veneer exterior with covered porch at front and a covered patio at the rear of the home.
- ✚ Two-tiered crown molding in entry hallway areas and crown molding throughout the home.
- ✚ Trayed ceilings.
- ✚ Arched doorways and rounded corners.
- ✚ 5" Base molding throughout home.
- ✚ 18" tiled floors.
- ✚ Back yard professionally landscaped and built with entertainment in mind – in ground pool and outdoor kitchen.
- ✚ Granite countertops in kitchen and all baths.
- ✚ 42" maple cabinetry in the kitchen and laundry room; built-in shelving in closets.
- ✚ Hardwood flooring in master bedroom and in home office/study.
- ✚ High ceilings throughout the home ranging from 10' to 11'6".
- ✚ Art niches (2).
- ✚ Blinds on all windows throughout the home.
- ✚ Custom draperies in Family Room, Breakfast Nook, Primary Bedroom and bath included.
- ✚ Ceiling fans in living room, game room, all bedrooms and patio.

# The Legacy Collection

## Standard Features



### ENERGY SAVINGS AND COMFORT

- Energy Star 3.0 Certified Homes with 100% Compact Fluorescent Lamps
- EFL Heating and Cooling Energy Use Guarantee (limited)
- EFL Heating and Cooling Energy & Comfort Guarantee (limited)
- High Efficiency 16 SEER HVAC system with Trane condenser and 80% AFUE Trane furnace
- Honeywell® programmable thermostat
- R-13 wall insulation, living areas
- R-38 blown-in attic insulation, living areas
- R-22 insulation on sloped ceilings, at top plate per Energy Star specs, living areas
- Foil-backed R-8 A/C ductwork
- Polycel® insulation around windows, doors, bottom plate and other openings
- Double-pane LoE<sup>3</sup> beige insulated vinyl windows that tilt-in for easy clean
- High-efficiency gas water heater
- Natural gas cooking
- Energy efficient Tech Shield® radiant barrier roof decking
- 1/2" Dow® R-3 insulated sheathing, except windstorm areas

### EXTERIOR DETAILS

- Bricked first floor exterior, all sides. Stone or stucco accents, per plan.
- Full sod in front and back yard, fenced rear yard
- Engineered post tension slab
- Concrete driveways and walks
- Fiber Cement exterior trim materials with 25-year manufacturers limited warranty
- Fiber Cement exterior siding with lifetime manufacturers limited warranty
- Two exterior faucets
- Weatherproof exterior electrical outlets near front and rear doors
- Landscaped front yard to developer requirement
- Large covered front porches, side and/or rear patios per plan
- 8 Ft. hickory stained Alder wood front door with reeded glass inset, iron work accent, and sand cast hardware
- Full-view rear door with integral blind
- Garage Door Opener with two remote controls
- Wayne-Dalton Sonoma insulated garage doors

### INTERIOR DETAILS

- 10 FT ceilings on first floor
- Rounded sheetrock corners
- 2 Piece crown molding in foyer, dining room, family room, with single crown molding in kitchen, breakfast, study master bedroom and master bath.
- 5 inch Baseboards throughout
- Fireplace with stone surround and cedar mantel accented by eyeball light. Includes gas log inset with glass door front and remote control
- Continental Style, smooth, raised panel, interior passage doors
- Etched glass French doors at study.
- Oil-rubbed bronze iron spindle balusters.
- Tile flooring in foyer, kitchen, breakfast room, bathrooms, and laundry room
- Energy Star rated multi-speed ceiling fan with wall switch control in master bedroom, family room, and game room, per plan
- 1/2" - 5# Rebond carpet pad with standard carpet
- 100% 6.6 Nylon carpeting with a five-year wear limited warranty
- Insulated folding stair or door access to attic, per plan
- Pre-wired for telephones in kitchen, master bedroom, game room, study, and secondary bedrooms. Pre-wired for cable television outlets in family room, game room, master bedroom and secondary bedrooms.
- Smoke and carbon monoxide detectors
- Suspended light fixture in dining room, per plan
- Suspended pendant lighting over kitchen island, per plan.
- Oil rubbed finish designer light fixtures
- Two-tone decorator color scheme, featuring Toasted Almond walls with Shell White trim.

- 2 inch faux-wood blinds in all operable windows
- Interior electrical breaker service panel
- Décora light switches

### KITCHEN DETAILS

- 3 CM Granite countertops (choice of two colors standard) with polished square edge and stainless steel 60/40 under-mount sink with Tile backsplash.
- Complete GE® Profile stainless steel appliance package including:
  - GE® Profile built-in gas cooktop
  - Extra-large GE® Profile built-in electric single oven
  - Built-in GE® Profile designer hood vent
  - Energy Star rated built-in GE® dishwasher with hidden controls
  - Built-in GE® Profile microwave
  - Energy Star rated 24.6 cubic foot GE® Profile side-by-side stainless steel refrigerator with icemaker
- Recessed can lighting. Electrical outlets mounted under upper cabinets, with optional under cabinet lighting.
- Custom Brandom Cabinetry with 42" high uppers, maple drawers with dove-tail construction, with knobs/pulls and full extension guides. Islands with cabinet wrap detail, per plan.
- Tile flooring in kitchen and breakfast area
- Oil rubbed bronze Arbor faucet by Moen® with soap dispenser
- Garbage disposal
- Kitchen countertop overhangs for informal dining, per plan

### MASTER BATH DETAILS

- Royal® bisque deep oval, drop-in, garden tub with Tile backsplash, wrapped with custom Brandom Cabinetry
- Moen® Oil Rubbed Bronze washer-less faucets and Designer bath accessories
- Tile flooring
- Separate dropped shower with Tile surround.
- Granite vanity tops with rectangular bisque, under mount double sinks
- Brandom Cabinetry 36" high vanity, maple drawers with dove-tail construction, with knobs/pulls and full extension guides, per plan
- Framed vanity mirrors
- Matching Brandom Cabinetry wooden medicine cabinet
- Air conditioned, walk-in closets with fluorescent lighting
- Elongated bisque commode
- Rain glass window with blind

### SECONDARY BATH DETAILS

- Royal® bisque acrylic tub with Tile shower walls
- Tile flooring
- Granite vanity tops with rectangular bisque under-mount sink.
- Matching Brandom Cabinetry wooden medicine cabinets
- Oil Rubbed Bronze Moen® washer-less faucets and Designer bath accessories
- Elongated bisque commodes
- Powder bath with framed vanity mirror, granite countertop and Brandom cabinet with storage.

### LAUNDRY ROOM DETAILS

- GE® front-load electric laundry set
  - Energy Star rated front-load GE® washer
  - Electric dryer (Optional upgrade gas dryer hook-up)
- Interior laundry room with Tile flooring
- Freezer space, most plans
- Brandom cabinet and rod combination above washer / dryer.

### CONSTRUCTION DETAILS

- 10-Year Home Buyer's Warranty
- Post tension foundation certified on-site by an independent engineer
- High quality laminated Owens Corning composition roof shingles with 30-year warranty
- Detailed home inspection by independent third party inspector.

#### Important Note:

Features are subject to change without notice and may differ slightly in homes according to start date. Homes under construction may have included upgrades. 12.20.12

## Living Room:

- + 11'6" ceiling.
- + Crown Molding.
- + Ceiling fan.
- + Gaslog fireplace.
- + Art niche.
- + Recessed ceiling lighting.
- + Ceiling pre-wired for surround system.

## Wet Bar/Pub:

- + Fully plumbed wet bar with granite countertops.
- + Custom cabinetry with lots of storage.
- + Trayed ceiling with dimmable lighting and bar lighting.
- + Bar Shelving with lighted back bar.
- + Mirrored back bar with glass shelving.
- + LED lighting under-bar and in prep area.
- + Flat screen TV mount with 40" Flat Screen TV included.
- + Branded bar lighting/branded mirrors and sports memorabilia is **not included**.
- + Bar Stools are **not included**. (Can be purchased separately.)

## Kitchen:

- + Raised panel 42" maple wood cabinets.
- + Under cabinet lighting.
- + E-Z Close cabinet drawers.
- + Granite countertops.
- + GE Profile Series oven with convection cooking option.
- + GE Profile natural gas cooktop with designer hood vent.
- + GE Profile Series dishwasher.
- + GE Profile refrigerator.
- + GE Profile microwave.
- + Recessed ceiling lighting.

## **Primary Suite:**

- + Hardwood floors in primary bedroom.
- + Granite countertops with rectangular under-mounted sinks.
- + Framed vanity mirrors.
- + Garden tub with tile backsplash.
- + Tiled floors and shower walls.
- + Walk-in Closet with built-in shelving.
- + Ceiling fan.

## **Secondary Baths:**

- + Granite countertops with rectangular under-mounted sink.
- + Framed vanity mirrors.
- + Tiled floors and shower walls.

## **Bedrooms 2, 3 & 4:**

- + Walk-in closets.
- + Ceiling fans.

## **Office/Study:**

- + Hardwood floors.
- + Closet storage.
- + Equipped with phone jack and cable TV outlets.
- + Flat Screen TV Mount (TV not included).
- + Ceiling fan.

## **Laundry Room:**

- + G.E. Washer/Dryer.
- + Dryer connections: Electric, 220V.
- + Washing machine connection – Electric.
- + Built in storage cabinets.
- + Wired and plumbed for a refrigerator with a water dispenser/ice maker, or a freezer.

## Garage:

- + Three car garage.
- + Includes:
  - Five wall-mounted aluminum/stainless steel storage cabinets.
  - Three ceiling-mounted storage racks (above garage doors).
- + Electric garage door openers (2). Primary garage door wi-fi enabled through alarm panel. Remote opening/closing using an APP.
- + Fluorescent lighting.

## Utilities:

- + High efficiency 16 SEER HVAC with Trane condenser and 80% AFUE Trane furnace. Evaporator Coil replaced in 2019 with 10 Year Warranty.
- + Heating – Natural gas.
- + Two 40-gallon natural gas water heaters. Both replaced in February 2023. Hot water recirculation pump with timer.
- + Programmable Smart thermostat – Ecobee with three (3) remote room temperature sensors.
- + Fireplace in Family Room – Natural gas
- + Washer connection – Electric
- + Dryer Connections – Electric, 220V.
- + Generator Ready: Electrical panel in garage equipped with Generator Inter-lock and wired for generator so that any room/appliance in the home can be operated in the event of power failure. (Generator not included)
- + Whole-house Surge Suppressor installed on the electrical panel.
- + Whole house water softener system.
- + Radiant Barrier Tec-Shield in attic.
- + Low-E windows.
- + Cable TV connections wired to all Bedrooms, Family Room, Study, Game Room, Wet Bar and Rear Patio.
- + CAT 5 RJ-45 ethernet jacks in all Bedrooms, Family Room, Study, and Game Room
- + Fiber Optic internet service available (Two providers: Consolidated Communications and Tachus). Consolidated fiber optic is currently active.
- + Jandy pool equipment; both primary pumps replaced in 2019.
- + Pump for Polaris vacuum replaced in 2022.

## Safety & Security:

+ **Alarm System** – owned. Monitored by Thompson Security. No contract required. 24x7 Monitoring by a UL certified Central Monitoring Station. Annual Monitoring Fee (should you decide to keep the service) is \$360.00. Service is currently paid through 7/31/2024.

- Qorvo Alarm Security Panel (2 panels)
  - 7" Touchscreen keypad / alarm panel
  - Built in Camera
  - Dual Path alarm panel (Wi-Fi & Cellular)
  - Capable of controlling lights, thermostats and other technology.
  - Sensors installed (wired) all windows and doors.
  - Glass break sensors (4) located in all three rooms facing the rear of the home and in the master bathroom.
  - Motion sensor in Family Room.
  - Garage door can be controlled remotely.
  - Alarm system can be controlled through a smartphone APP, or by ALEXA, or at the panel.

+ **Security Camera System:** Tiger Security 4 Terabyte 8 Channel Video Recorder with six (6) Cameras.

- Remote Viewing Capable on smart phone APP.
- Email Alarm Events
- Compatible with iPhone, iPad and Android devices.
- High-definition cameras.
- TV monitor not included.

+ **Smoke and carbon monoxide detectors.** Smoke detectors (5) and combination carbon monoxide/smoke detectors (3) hardwired and interconnected throughout the home. Carbon monoxide detectors (3) replaced in September 2023.

## Exterior – Yard Features:

- ✚ In-ground pool & spa: 24'x10' pool built in 2014. Water features (Rockfall) and hot tub. Dual pumps with variable speed, air bubbler and heater. Polaris vacuum. Wi-Fi remote enabled. Can be operated through a smartphone, iPad or through ALEXA. Pool pumps replaced in 2019. Polaris vacuum pump replaced in 2022.
- ✚ Outdoor Kitchen – Bull 36" natural gas grill.
- ✚ Awning over rear patio: 18'x10' Electrically powered retractable awning w/remote.
- ✚ Fenced (aluminum fencing) in the side and back yard overlooking the 9<sup>th</sup> fairway of the West Fork Golf Course.
- ✚ Ceiling fan on outdoor patio.
- ✚ Rain Bird Sprinkler System: Wi-Fi enabled for remote programming and operation through a smartphone. Eight (8) zones with four separate programs to each zone. Rain sensor and automatic seasonal adjustments. Sprinklers can be set using a free downloadable APP.

**Smart Home Features:** The following home features can be remotely controlled through a smartphone or iPad application:

- ✚ Alarm System
- ✚ Garage door
- ✚ Pool – Pumps, vacuum, waterfall, heater, lighting.
- ✚ Sprinkler system
- ✚ Front porch lights
- ✚ Master bedroom lights
- ✚ Security Camera System / DVR
- ✚ The Family Room lights and bar entry are individually programmed through a Samsung SmartThings Hub which can then be controlled by using an Alexa device.



## Neighborhood Information – Taxes and HOA

- ✚ Community Name: West Fork
- ✚ Tax rate: \$2.07 per \$100.

CONROE	0.4272 %
MONTGOMERY COUNTY	0.3742 %
MONTGOMERY CO HOSPITAL	0.0502 %
LONE STAR COLLEGE	0.1078 %
CONROE ISD	1.1146 %
<b>Total Tax Rate</b>	<b>2.0740 %</b>

- ✚ HOA Dues: \$450 annually.
- ✚ **NO MUD TAX!**

### Utility Providers:

- ✚ Electric: Entergy
- ✚ Natural Gas: CenterPoint Energy
- ✚ Cable TV / Internet:
  - Consolidated Communications: Fiber Optic Internet / TV / Phone
    - Currently Installed and subscribed.
  - Optimum Communications: Internet / TV / Phone
    - Wired and Connected – not subscribed.
  - DirecTV:
    - Dish Installed – not subscribed.
  - Tachus: Fiber Optic Internet:
    - Available in neighborhood – not wired to home.

### Schools:

- ✚ Giesinger Elementary School
- ✚ Peet Junior High School
- ✚ Conroe High School

### **Local Shopping (within 10 minutes):**

- + H.E.B, Wal-Mart, Lowes, Target, Home Depot, Best Buy, Sam's Club, Spec's, Academy Sports, JC Penney, Kohl's, Ulta, Walgreens, CVS, Old Navy & more.

### **Restaurants (within 5 – 10 minutes):**

- + Buffalo Wild Wings, Texas Roadhouse, Mama Juanita's, Applebee's, Red Lobster, Chili's, Margarita and Peppers, Outback Steakhouse, Saltgrass Monty's, Akashi, Cheddars, Olive Garden, McDonalds and others.

### **Lake Conroe:**

- + Lake Conroe amenities are just 5-10 minutes away depending upon the activity, such as boat launches, fishing and other recreational activities. Restaurants: Monty's, The Lake House, Akashi, 5 Guys, Fajita Jack's, Papas on the Lake, McDonalds, Subway, and many others. Many restaurants are accessible by boat.

### **Rooms:**

Living:	18' 1" x 21' 2"	Breakfast:	12' x 10'
Primary Bedroom:	16' 6" x 17' 6"	Bedroom:	14' 4" x 11'
Bedroom:	11' x 12' 6"	Bedroom:	11' 8" x 12'
Study:	13' 7" x 11'	Wet Bar:	14' 4" x 11'
Game Room:	14' 8" x 13'		

