

# NOTABLE

23311 ROBINSON POND DR

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# features

## **Pool and Exterior:**

- Heated 15,000 gallon salt water swimming pool with rock water features
- Raised hot tub with spill over water fall to pool
- PebbleTec aggregate pebble pool finish delivers elegance and durability over regular plaster finish pools
- Top of the line Pentair pool remote control
- Automatic freeze protection system turns pool on/off with programmable temperature settings
- Extended pool decking provides additional entertaining or play space
- Kool Deck surface coating on all of pool decking and patio area which reduces heat for bare feet (resurfaced in Dec 2023)
- Bubbler water features in pool sun deck
- LED color changing pool lighting
- Pentair Platinum model automatic pool vacuum
- Chlorine generator replaced in 2023
- Generac 22KW whole home automatic backup generator
- 3 car garage (split with 2 car/1 car separate garages)
- Upgraded electrical panel with copper buses and breakers
- Upgraded full exterior 6" gutters provide extra capacity over standard 4" builder grade gutters
- Fully automatic sprinkler system for full yard, zoned and programmable
- New roof installed in August 2021
- Additional electrical outlets on exterior walls and under eaves
- Eave mounted spotlights in back yard when additional light is needed at night
- Shatterproof locking front storm/security door
- 65 foot lot size (width)

## **Luxury Kitchen Features:**

- Abundance of beautiful stained cabinetry with upgraded crown and bottom trim moldings plus under cabinet lighting
- Electrolux kitchen appliances with built-in convection wall oven and built-in microwave plus 4 burner gas cooktop
- Large center island
- Upgraded modern granite with taupe and cream/ivory tones
- Durable, high-quality granite composite undermount sink with single post faucet
- Oversized walk-in pantry with custom wall-sized spice and small item rack

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## **Elegant Primary Suite:**

- Grand primary suite and palatial bathroom
- Plenty of room for king sized bed, large furniture and a seating area
- Oversized shower and separate tub
- Huge primary closet with additional storage that passes through to coat closet
- Carpet replaced January 2024

## **Other Interior Features:**

- Five bedrooms and four full bathrooms
- Primary bedroom plus another secondary bedroom downstairs with full bath
- Game Room AND Media Room
- Energy efficient tankless water heater
- Gorgeous low maintenance stone look tile flooring in main living areas with cool-toned colors in creamy white, gray and taupe
- Wood floors in large home office
- Large walk-in laundry room with cabinetry and space for refrigerator or freezer
- Iron stair balusters
- Built in computer center upstairs with granite counter and stained cabinetry
- Corner gas log fireplace with remote control and cast stone fireplace surround
- Home office downstairs with Mohawk wood flooring (not engineered wood)
- All main living spaces, bedrooms, and home office wired for ethernet and cable
- Surround sound wiring in Family, Media, Game and Primary Bedroom
- Additional storage with decked attic space from media room and upstairs bedroom

## **Location:**

- Walking distance to Tavola Elementary School, Tavola Recreation & Pool Center, and Tavola Park
- Easy freeway access to major points of interest:
- George Bush Intercontinental Airport, 18 miles
- ExxonMobil Houston Campus, 20 miles
- Downtown Houston, 31 miles
- The Woodlands Waterway, 23 miles
- Minute Maid Park (Astros), 31 miles
- NRG Stadium (Texans) 40 miles