

# 11011 Anchor Way

## Monthly Utility Costs

<b>Utility</b>	<b>Average</b>
Electric	\$235
Natural Gas	\$96
Water	\$122

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## Improvements and Recent Updates

Interior paint — 2021

Luxury vinyl plank flooring — 2021

*home office, primary bedroom*

Designer light fixtures — 2021

Updated ceiling fans — 2021

Roof — 2018

## Notable Features

Covered front porch ▪ Stone and brick elevation

Downstairs guest bedroom suite with en-suite bath

Formal study with tray ceiling, stained wainscoting and French doors

Gourmet island kitchen with white flat-panel and glass-front cabinetry

Over-cabinet kitchen lighting and crown molding

Under-cabinet kitchen lighting

GE Profile stainless steel 5 burner gas cooktop and double ovens

Family room with double-sided fireplace and built-ins

Built-in home planning desk with upper and lower cabinet and drawer storage

Laundry room with sink, built-in storage and laundry chute

Downstairs primary bedroom with crown molding, tray ceiling and ceiling up-lighting

Primary bath separate his/her walk-in closets with built-in storage

Spacious upstairs bedrooms with walk-in closets

Oversized upstairs game room with French doors and walk-in attic storage

Walk-in attic access and Texas basement storage

Pool and spa with flagstone coping and natural seeping rock water feature

Stone-enclosed fire pit ▪ 2 acre partially wooded cul-de-sac lot

Fully-fenced backyard with cross-fenced sections ▪ Sprinkler system

3-car attached garage ▪ Single bay automobile/boat detached garage

40' x 35' (1,400 sq ft) workshop and RV storage building

*enclosed office with AC window unit, bathroom with build out for shower (hot water heater included)*

## Lake Windcrest Community

Parks and playgrounds ▪ Four lakes (1 lake for power boats) ▪ Walking and horseback riding trails

Lake Windcrest Golf Club (ClubCorp membership required)

HEB 4.4 miles ▪ Kroger 5 miles ▪ Target, Starbucks, Westwood Village Center 5.7 miles

Bear Branch Elementary (K-4) ▪ Bear Branch Intermediate (5-6)

Bear Branch Junior High (7-8) ▪ Magnolia High School (9-12)

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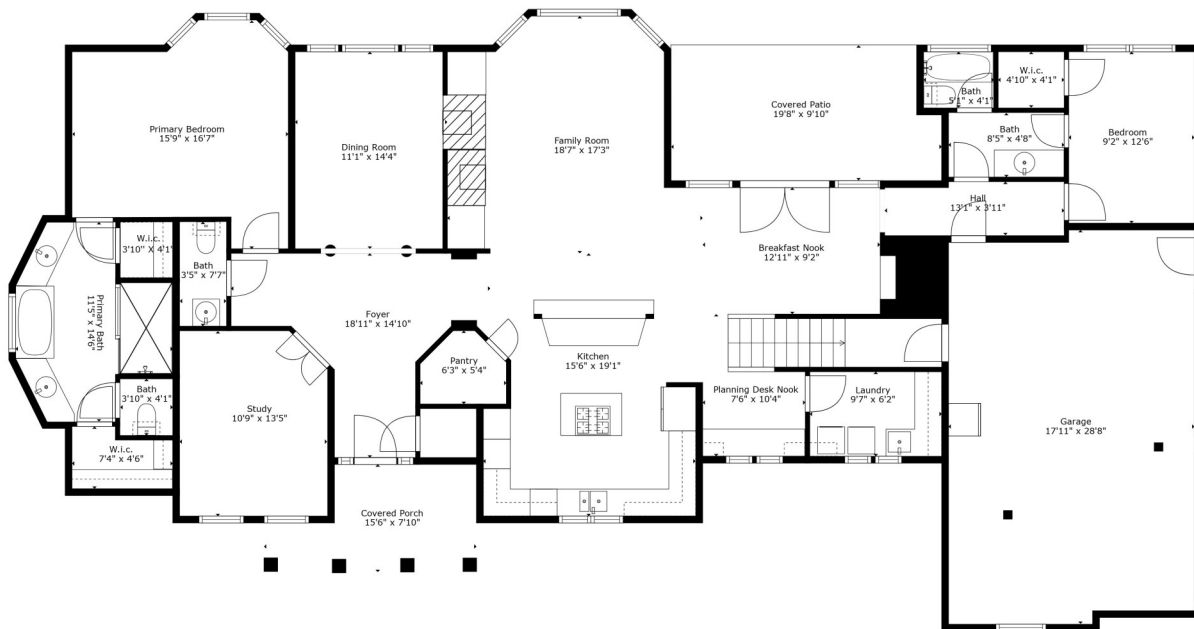
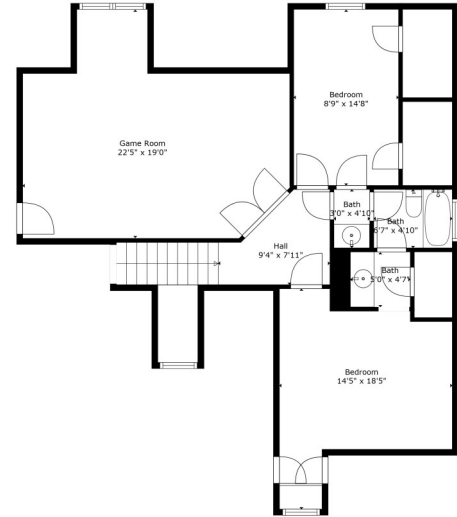
## Floorplan

See more online

at

[11011Anchorway.com](http://11011Anchorway.com)

### SECOND FLOOR



### FIRST FLOOR