

3585 Windrose Drive, Beaumont Tx 77706

Basic Information

- Built in 2007 with just one owner and home has been well maintained.
- Living space of 3615 sq. ft. includes 4 bedrooms, 4 full baths, and a bonus room.
- Open concept home which includes dining room, family room, kitchen, and keeping room. The four bedrooms are on the main floor, and the large bonus room/extra bedroom/bath is on the second floor.
- Large master bedroom with trayed 10-12 feet ceiling. Large master bath with jetted tub, and walk-in shower. The master bath was recently updated. Very large walk-in closet.
- The remaining three bedrooms are large with high ceilings.
- High 10-12 feet ceilings throughout home, and 8-foot-tall doors. Crown molding through out the house.
- 2 fireplaces – one (1) wood burning (family room) and one (1) gas insert (keeping room).
- Kitchen includes new 30-inch double ovens, new Bosch dishwasher, and gas 5-burner cook-top.
- Utility room includes space for 2nd refrigerator.
- Faux wood blinds on all windows.
- Heated pool with spa and includes removable security fencing. The pool was built by Platinum Pools and has a transferable lifetime structural (won't leak) warranty.
- Covered back porch with two ceiling fans. Coolcrete surface on all concrete in backyard.
- 2–50-gallon hot water heaters (electric).
- Wired home security system.
- Easy attic access for storage through 2nd floor door. Lots of decked flooring for attic storage.
- Large 3-car garage with built-in work bench. The garage doors have hurricane storm braces.
- Both front and back yards are immaculately landscaped. There is an backyard arbor with a porch swing. Every view in the backyard is pleasing to the eye.
- There are french drains on both sides of the back yards to the front yard, and gutter drains.
- Large TV antenna in the attic for good over-the-air reception.

Updates to Home

- Complete roof replacement in 2017 with 30-year architectural shingles.
- Pool heater was replaced in 2019.
- Both hot water heaters were replaced – 2019 & 2022.
- All three AC units have been replaced except for one (1) condensing unit.
- 3 bathrooms have been completely updated.
- Main garage door spring replaced in 2022.

Included in Home Sale

- All window treatments except for the white panel curtains in the family room, and the white panel curtains in the front bedroom.
- The potting bench, the blue flowerpots in backyard, the large terra-cotta pot by garage door, the porch swing, and all yard art (fence and exterior walls).
- No-Cost Option - The master bedroom - bed frame (mattress excluded), nightstands, dresser, mirror, and bedspread. The writing desk, leather chair, tables and lamp are not included.

Excluded from Home Sale

- The two (2) attached wall lamps on both sides of the bed in the middle bedroom are not included.
- The garage vacuum system is not included.
- The lawn tool holder racks on the north wall of the garage are not included.