



# 1802 Portglen Drive, Whispering Lakes Ranch

---

---

## Whispering Lakes Ranch

Whispering Lakes Ranch is a gated community boasting 62-acres of lakes, walking trails, park and community swimming pool. Homes are situated on oversized 1+ acre lots and zoned to Clear Creek ISD. Welcome to your own private paradise and luxury estate nestled on a 1.19-acre cul-de-sac lot offering a lifestyle of private relaxation.

## Property Features

- Sprawling 1.19 acre pie-shaped lot; 308-foot back privacy fence reinforced with 4x6 posts
- 45', 30,000-gal Heated Swimming Pool featuring raised Tier Spa, 4' Natural Rock Waterfall & Tanning Ledge
- 25x16 Outdoor Living Area featuring 5ft Woodburning Fireplace with Sitting Area, 6 outdoor speakers & surrounding clear covers for wind & cold protection during the winter.
- Outdoor Island Kitchen & Bar featuring a Big Green Egg, Side Burner, Griddle and Gas Searing station plus built-in Stainless Steel Cooler, Storage Drawer & Stainless Tilt Trash Can. Additional Outdoor 16x14 Arbor covering outdoor entertainment/dining area.
- 40+ trees throughout:
  - Front yard - 6 mature Live Oaks in the front yard plus 7 other varieties
  - Back yard - 5 large Bald Cypress, 2 Live Oak, 10 Pine trees, 2 Southern Magnolias, 1 Pear, 1 Pecan, 7 Crepe Myrtle and 3 Citrus
- David Powers Homes featuring 4598-sf, 5-Bedrooms (2<sup>nd</sup> bedroom down), 4-Bathrooms (2<sup>nd</sup> full bathroom down), 3-car garage, Home-office, Formal Dining, Gameroom & Climate-controlled Storage room
- Original Owners. Never Flooded. Flood insurance is ~\$900 per year, transferrable with prorated payment

## Property Improvements

- 2023 - Hunter Pro C outside sprinkler panel (15 stations, more can be added)
- 2023 - Septic tank pumped November 2023
- 2022 - Wooden fence replaced & painting with upgraded 4X6 fence posts
- 2022 - Installed 16 Seer 9000 BTU Mitsubishi Ductless air unit in downstairs guest bedroom – installation included 30A 120/240V disconnect switch with ready-access standby portable generator port/switch for powering residential ductless system – if power goes out, the guest room can be air conditioned by using a portable generator; great option for power-outages, family members with medical equipment needs, etc.
- 2021 - 4 Star Roof with CertainTeed updated larger black gutters and downspouts
- 2020 - Pentair Inteliflow VSF (Variable Speed and Flow) Pool Pump Model #011056
- 2020 - Pentair Mastertemp 400 High Performance Pool Heater
- 2017 - 4 ton Heil 16 SEER condenser & coil; media filter; (2) new sidewall grills; (2) Pro 5000 thermostats
- 2017 - Installed 3 ton Heil 16 SEER condenser and coil
- 2012 - French Drain with 4" pipe installed entire length of left side of property from back corner to front ditch

## *Negotiable items:*

- Inside refrigerator, washer and dryer, wine refrigerator, chest freezer in small garage, outside refrigerator in large garage
- Inside amp that powers outside speakers
- Inside main living room TV mounted over the fireplace
- Snapper Pro 48" zero turn lawn mower
- Golf cart with back seat, lift package and blue tooth speaker system