

Welcome to 440 Edgewood Drive!
The lake-side life style, where vacation living begins at home!

This custom-built home is located in the luxury community of Bentwater, providing a country club, sports club, yacht club, gym, spa, salon, 2 restaurants and 3 golf courses behind a 24 hr manned-security gate entrance.

Arriving at this immaculately maintained water-view home, built on high ground overlooking Lake Conroe, experience the beauty of location and get ready for upgraded amenities within your new home!

FEATURING:

- Low maintenance, easy care landscaping in front
- Spacious back yard, leveled & ready for your dream oasis!
- Full property Rain-bird sprinkler system *NEW control box MAR 2023
- 2+ car garage, motion sensor lighting w/ extra parking space in driveway
- Front Balcony- Multiple Gorgeous, Open-air Water views! Wired & ready
- Double Balconies (back) extending length of home, double ceiling fans both levels, and separate doorways from each bedroom, upstairs living, and dining.
- NEW* Roof OCT 2022, High quality shingles, vents, and Solar attic venting to remove heat, lowering cooling costs via the sun!
- NEW* DEC 2022 Custom made Entry door by Primo Doors
- NEW* Hand-scraped engineered hardwood floors APR 2023
- Convenient guest bathroom w/ option fan timers for courtesy
- Custom Drapes throughout entire home
- Tilt-in easy clean Windows, screened, fitted blinds on sunny sides
- NEW* FEB 2023 -8 Hardwired smoke alarms, CO2
- Motion system *NEW JAN 2021 (w/app) alarms, tracks & notifies you of water leaks, detectors, alarms, temp system *home insurance discount
- ALL interior/exterior doors are lockable with keys
- Carpets *NEW NOV 2020

KITCHEN:

featuring Designer Cognac Cabinetry, refinished 2021. Quartz countertops w/ WI-FI & charging stations built in, under-cab lighting, sink, backsplash, ALL NEW*2020

*Appliances~ GE Double ovens, microwave, top of the line gas stove

ALL NEW*2020 Dishwasher NEW APR 2023

**The Samsung Ipad Smart FRIDGE NEW*2021 --- RUNS Alexa, Bixby, Ring, cameras, phones, Internet, garage (Meross app/ current code 1234), music, FaceTime, social media and can connect to your other homes too via your apps. Order your groceries on it and have them delivered right to your front door! And sooo much more!! All tech abilities, with chargers on top of door (holds charge/temp for hrs during outage. Voice Controllable! "Hi Bixby" Tell your fridge what to do, ask the weather, etc... YouTube video: Samsung Family Hub Smart Fridge

****DINING ROOM** is wide open, perfect for large gatherings, water view

Breakfast Dining w/ large counter extra seating & doorway to back patio

****LIVING ROOM**- Huge arched walkways, crown molding throughout, ceiling fan & multiple lighting choices. Warm your winters with a beautiful mantled gas fireplace w/ 10ft custom cabinet built-ins on both sides

****PRIMARY BEDROOM:** carpet, drapes & ceiling fan for added comfort, with own access to patio

***PRIMARY BATH**- HIS & HER sides, jacuzzi tub, heavy droplet to high-pressure shower, private toilet w/fan timer

***CLOSET**- HIS & HER sides! (Ok, so both sides are hers... there's more upstairs:) AC vented, built-in dresser & shelving

GAME ROOM/ DEN: (up) Huge centered family/game room with built in bar & cabinetry, ceiling fan, light choices, remote controlled, wired for media, and double door access to upper balcony

***BEDROOM 2** (up/right) All comforts, own access to balcony, on-suite bath w/ garden tub

***BEDROOM 3** (up/left/back) comforts, access, corner placement of bed allows you to wake up with a water view

--**Jack & Jill bath** between Bedrooms 3 & 4, sharing only toilet and garden tub

***BEDROOM 4** (up/left/middle) NEW* DEC 2020 Window for the VIEW!

***BONUS ROOM**- NEW* FEB 2022 renovated into cozy library/office with another incredible view. ALL comes with the home. (8ft sofa, small table, & 2 chairs do fit... hence placement of shelving) Specialty coded lock for the door (not installed)

***ATTIC**- Large, walkable, storage space, easy access to all utilities, well insulated, solar vented

NEW HVAC* AUG 2023 (lower cooling costs) - 2 Water Heaters NEW APR 2021

- 2 HVAC units 2018/2020

***LAUNDRY ROOM** off the kitchen through to GARAGE- Updated Electric Panel FEB 2023

****WHOLE HOME GEMLINE** water filtration, de-scaler, and softener system NEW* SEPT 2022

PREVIOUS MAINTAINANCE:

Heat/ AC/ Plumbing/ Electric ANNUALLY maintained, tested, updated PROFESSIONALLY by Bradbury (including new installs) ALL records available through BRADBURY BROS.

(4) H/AC/P/E pre-inspected FEB 2023 (membership \$40mo)

GAS- Center Point- 713-659-2111

ELEC- Entergy- 800-ENTERGY= 800-368-3749

WATER/TRASH- Mud 18/Hays Utility North 936-588-1166

Bradbury H/AC/P/E 281-661-4283

Biotech Pest Control- ANNUAL Interior \$225/ Exterior-3 mo. \$125 (All retreats are free if needed)
281-602-5427

Simply Sprinklers- As needed 281-691-1222

Vega Lawn Services- Full maintainance \$45each 936-499-1258

CHEERS TO LIVING THE DREAM!!!