

LUXURY HIGHLIGHTS

15 STEELDUST COURT, TOMBALL, TEXAS 77377

- Multiple award-winning Matt Powers Custom Home
- Martha O'Hara interior selections throughout
- 7.419 acre lakefront premium estate lot
- 4+ acres of the lot is recreational use land to build personal tennis court, basketball court, pavilion and/or private boat dock (permits & HOA approval required)
- Whole home water filtration system
- Kohler 48kW generator - whole home plus pool
- Open cell foam insulation
- Private forested trails & paths to the 50-acre recreational lake
- Largest parcel in gated Willowcreek Ranch
- La Cantina sliding door wall unit opens to retractable screened-in porch
- 21' ceiling in great room
- Tankless water heating system with circulation system pump
- Fully wired smart home - pool, HVAC, AV, security
- Level 5 finish light texture walls with square sheetrock corners
- High efficiency media air filtration system with fresh air intake
- RAM double pane, low-E Smartsun 366 insulated glass windows
- Soaring fireplace with Heat & Glo 72" linear color changing fireplace
- Butted glass window walls in game & dining rooms
- Boral lifetime concrete tile roof
- Full home rain gutters tied into French drain system
- Second ensuite bedroom down
- Birch hardwood floors
- Omaha CitiQuartz, Caesarstone & granite countertops
- Anderson Tuftex carpet
- Over 10 miles of horse, biking and hiking trails
- Lakehouse Lodge, with stunning lake views, has a full kitchen and state-of-the-art fitness center
- The Stables are a state-of-the-art equestrian center featuring a covered riding arena, beautiful stalls, tack rooms, large turnouts and riding trails. They offer full-service boarding, lessons, trail rides
- COMING SOON! Pickleball / tennis court complex & multi-age playground



LAURA POWERS
PROPERTY GROUP

Motor Court & Covered Porte Cochere

- 8-car Garage for the automobile or recreational enthusiast
- 1 double bay garage door is 18' wide x 10' tall with wall mount garage opener and elevated 15' ceiling for a Texas size truck, RV, boat, jet-skis or lift kit
- 3 double bay garage doors are 18' wide x 8' tall
- Steel garage doors
- Conditioned workshop or exercise room off garage
- Built-in basketball hoop
- Epoxy floors
- 220v plug for EV charging

Primary Suite Wing

- Magazine Worthy
- Private home office with expansive windows
- Extensive shelving with hidden access door to hobby / collection room
- Hobby / collection room has glass display cabinets, working desk, storage cabinets, file drawers & space for a safe
- Primary bath separate vanities with storage towers and designer lighting
- Dual entry steam shower with 4 body sprays, 2 shower heads, hand sprayer & rainhead
- Carrara Quartz countertops
- Jacuzzi Fiore freestanding pure air tub with designer tile wall & chandelier
- Separate custom designed dressing rooms with extensive built-in cabinets, drawers, pull down seasonal hang storage, 3-way mirror with hidden storage
- Stackable personal full size laundry closet
- Seated vanity with backlit mirror
- 12' ceilings with 3-tray ceiling treatment with accent mood paint in primary
- Separate sitting room alcove with large picture windows overlooking the forest



LAURA POWERS
PROPERTY GROUP

Culinary Kitchen

- Thermador Professional Series Appliances with 48" Pro Grand Range, 6 burners with griddle
- Thermador built-in espresso/coffee machine & 30" microwave
- Uline wine refrigerator in serving area in dining room
- Kohler 44" Prolific stainless sink with bamboo cutting board, grated racks (2), wash bin & colander
- Accessories stack and slide on 3 graduated ledges in the basin for your own custom kitchen workstation
- Catering kitchen with second dishwasher, third oven, mini refrigerator, second sink, Scotsman nugget ice maker, extensive pantry & built-ins
- 2 massive islands with dual side seating, storage, trash bins, paneled dishwasher
- Stained natural beam ceiling detail

Outdoor Living

- Full summer kitchen with sink, built-in BBQ, large prep & serving counter
- Wood burning fireplace
- Retractable screened-in porch
- Modern rectangular pool with oversized spa with water features, fountain wall & square spa
- Retractable automatic built-in pool cover
- Fully fenced back yard with wrought iron fence
- Separate fenced dog run with access gate
- Play equipment yard with rubber mulch
- Double gate to trail to Concho Lake, 223' of lakefront private access
- 4.865 additional acres of recreational use land



Entertainment Wing - First Floor

- Expansive wet/whiskey bar with undercounter wine refrigerator
- Large game table room
- Media room has additional insulation for sound suppression and solid wood pocket doors
- Pool bath with mud area for towel, bag storage with hooks
- Large game closet
- Butted glass window wall overlooks pool area
- Ease of entertaining intimate groups to large parties with the dining pavilion, screened-in porch, pool and entertaining wing all designed to flow together

Utility Areas

- Primary suite personal stackable laundry closet
- Large first floor laundry with dog wash, laundry chute, mud space, sink & large folding counter
- Large second floor laundry with cubbies, cabinets & hang space
- Mud room with individual drop & hang space
- Craft & project room for school projects, sewing, crafting, puzzles & games

Second Floor

- 6-double bed bunks with personal lighting
- Rock-climbing wall & hide out loft
- Play or video game room with built-in closet, storage & ensuite bath
- Lounge / second floor den

TOMBALL ISD INFORMATION

15 STEELDUST COURT, TOMBALL, TEXAS 77377

Grand Oaks Elementary:

20241 Cypress Rosehill Road
Tomball, TX

Tomball Intermediate:

723 West Main Street
Tomball, TX

Grand Lakes Junior High:

20247 Cypress Rosehill Road
Tomball, TX

Tomball High:

30330 Quinn Road
Tomball, TX

Christopher P. Meyer

dotloop verified
03/15/24 8:33 AM MDT
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Lacey G. Meyer

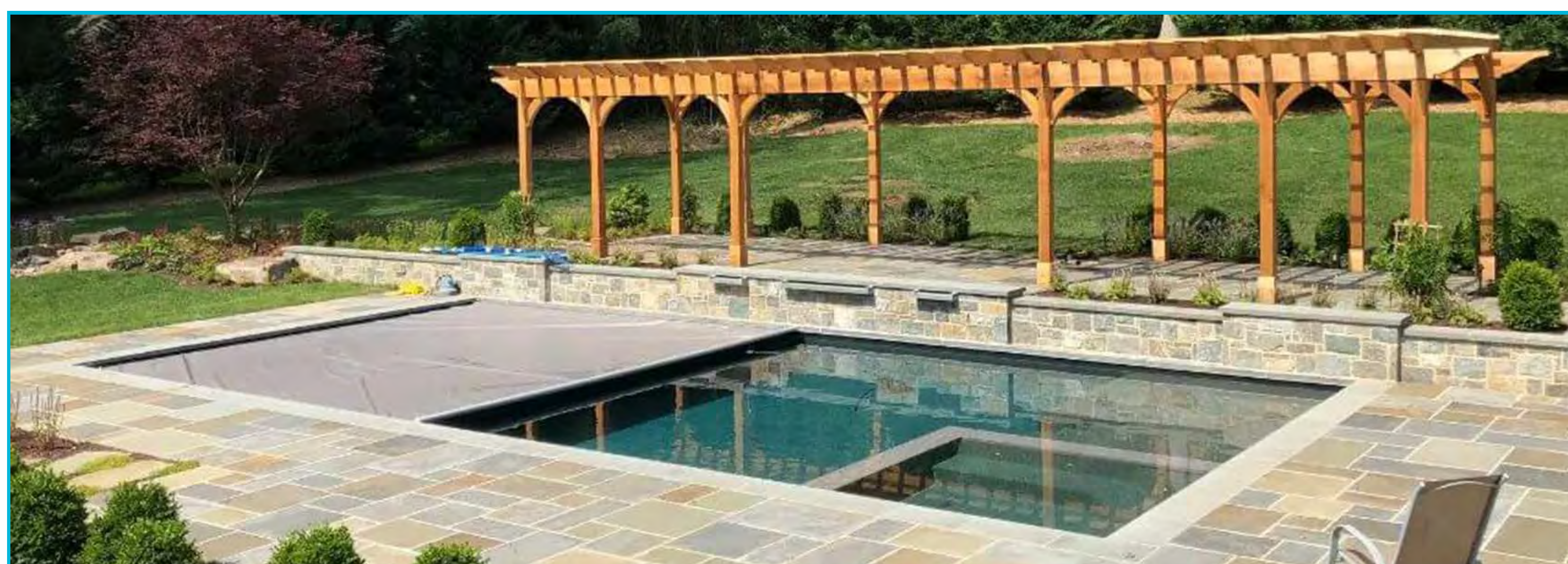
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Willowcreek Ranch Rendering of Planned Tennis & Playground Areas



Hydramatic

Our Hydramatic Pool Cover



At Aquamatic we have dedicated years of research, engineering, and investment to give you the ultimate system at an affordable price. On the surface, most pool covers look similar...but the most important part of any pool cover is the mechanism. See why pool professionals, architects, and designers worldwide have made the Hydramatic, the top-selling hydraulic automatic pool cover.

Our patented mechanism of the Hydramatic represents the best value for your durable investment. Designed to last the lifetime of your pool, the Hydramatic is maintenance free, and the most reliable cover on the market with the most extensive warranty in the industry today.

There is no comparison to our unique all-fluid dual drive is elegant in its simplicity, yet very robust. The all-fluid drive eliminates the clutch (typical on every other automatic cover) and is self-adjusting with no need for lubrication. One motor opens the cover, and one motor closes. The direction is controlled by turning the key which actuates a proprietary solenoid valve to send the hydraulic fluid to the corresponding motors. Another inherent part of the Hydramatic, is our patented pressure relief valves, eliminating the need for electrical sensors or other electrical devices near the pool.

Hydraulics are widely used in heavy equipment for their durability and reliability. The Hydramatic drive is a closed-loop system, and although a drain is required in the cover recess, inadvertent flooding does not mean expensive electric motor replacement.

No electric components near the pool for greater safety. All electric power and switches are remote at the equipment pad which also means less service. It is the most popular system for wet and hostile environments and is the preferred choice of builders, designers, and architects.

Our exclusive patented built-in rainwater removal feature eliminates accumulated rainwater on the cover surface by simply turning the key to open the cover, the water is forced through the screens into the pool. The screen mesh will collect the leaves and most debris.

The Hydramatic cover is UL tested and certified to exceed ASTM F1346-91 standards for pool safety.



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WARRANTIES UPGRADES & OPTIONS

Warranties

The HYDRAMATIC cover system comes with a twenty year limited warranty on the mechanism, and a seven year limited warranty on the fabric.

Contact your local Aquamatic representative for more details.

Aquamatic Cover Systems (AMCS) Disclaimer:

Aquamatic Cover System (herein referred to as AMCS) manufactures swimming pool covers and distributes them through independent dealers. The relationship between AMCS and each of its dealers is an independent contractor relationship and shall never be deemed or construed to be an employment, a partnership, a joint venture, an agency or any other similar relationship. No Dealer has any authority of any kind to create any obligation on the part of AMCS. AMCS has no responsibility or liability whatsoever for or respect to any persons performing any services on the part of the Dealer. Including, without limitation, any installation or repair services, and all such persons performing any such services on the part of the Dealer are and shall remain such, the Dealers employee, contractors or agents. AMCS has no right to control or direct any employee, contractors, and/or agents, and no persons performing any services on the part of any Dealer, shall be construed, to be employees, contractors, or agents of AMCS.

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