

HIGHLIGHTS AND FEATURES OF
116 Bentwater Bay Drive

Designed by Mark Todd, Architect

Built by Jim Morris

Eastern Exposure to Lake Conroe

Solid 8' Knotty Alder Interior Doors

Distinctive Lighting Throughout

Central Vacuum System

Custom Window Coverings

Water Filtration System

Two Tankless Water Heaters

Foam Insulation

PEX Manifold Plumbing System

Slab Reinforced with 120 Piers

CAT 5 Wiring in Main Rooms

Full Home Generator

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First Floor

- Entry chandelier on motor can be lowered for cleaning/changing bulbs
- Exquisite marble and tile inlay feature in the entry
- Custom pearl finish ceiling feature in corridor

Wet Bar

- Sink, ice maker, wine fridge
- Illuminated glass cabinets
- Antique mirror backsplash
- 64 bottle wine rack
- Custom leathered granite counters
- Shelving for liquor display

Living Room

- Oversized gas fireplace
- Open water views
- Travertine flooring
- Custom shelving and cabinets
- Custom drapery, motorized shades

Powder Bath

- Antique Mexican tile flooring
- Custom concrete floating sink

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First Floor

Kitchen

- Picturesque water views
- Leathered granite countertops
- Thermador appliances
- Three ovens including a steam oven and warming drawer
- Island with sink and storage
- Butler's pantry with illuminated cabinets and decorative tile backsplash
- Walk-in pantry with French doors and serving counter

Office

- Lake views
- Seamless glass windows
- Travertine flooring
- Motorized screen

Laundry Room

- Sink with custom storage cabinets and clothes hanging rack
- Full size refrigerator

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First Floor

Guest Bedroom

- One guest bedroom on first floor
- Large closet with built-ins
- Black out shades on window
- Private bath with walk-in shower
- Wood flooring

Primary Suite

- Gas fireplace
- Wood flooring
- French door access to back patio
- Built-in shelving and cabinets

Primary Bath

- Double vanities
- Bidet
- Oversized shower with rain shower
- Built-in chest below window is plumbed inside for bathtub, if desired
- Two sizeable closets with built-ins and three tiers for clothing
- Built-in ironing board

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First Floor

Outdoor

- Summer kitchen
- Kegerator
- Bug misting system
- Stunning white stacked stone gas fire pit
- 35' chloring infinity edge pool with spa and new filtration system
- White marble tile pool surround and landscape lighting
- Cabana bath
- Storage closet
- Remote retractable screens across porches
- Wood plank ceilings on porches
- Expansive composite decking near lake
- Dual jet ski lift
- 10,000 lb capacity covered boat lift
- Dock lighting
- Fish cleaning station
- Deck and boat dock built higher than usual to avoid flooding

Garage

- Three car + golf cart
- Oversized with space for workshop & storage
- Epoxy flooring

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Second Floor

Guest Rooms

- Two guest bedrooms on second floor
- Wood flooring
- Large closets
- Ensuite bathrooms with double sinks and unique brick tiled showers
- Pull-out step under sinks
- Window seats with storage
- Lake views
- Black out shades

Office/5th Bedroom

- Built-ins can double as office storage or closet space
- Lake views
- Wood flooring
- Access to screened balcony
- Full bath adjacent with walk-in shower

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Second Floor

Game Room/Den

- Gas fireplace
- Wood flooring
- Bar with mini fridge and illuminated glass cabinet
- Access to screened balcony
- Pool table
- Custom built-in cabinets and shelving

Outdoor

- Wood plank ceiling
- Large screened in porch
- Space for several seating areas

Other features on the second floor

- Huge walk-in floored attic space
- Large walk-in closet
- Climate controlled room is a flexible space to fit your needs; exercise room, climate controlled storage, hobby space, etc.