



11406 Via Fontana - Property Features and Details

NEIGHBORHOOD:

- Private gated entrance – Lakes of Bella Terra, Lago Verde Estates section
- Resort-style amenities, nature trails, Tuscan inspired homes
- Pools, tennis courts, volleyball, soccer fields, playgrounds, gym, dog park, lakes, walking trails
- 28 homes in private gated section

GENERAL:

- AC – 2 units (16 SEER, 4 ton & 2 ton), new AC in owner's suite 2023
- Tankless water heaters (2 units)
- Culligan Water Filtration System (owned)
- Exterior and interior painted

EXTERIOR FEATURES:

- Tuscan-Mediterranean design
- Natural stone and stucco exterior
- Custom home on premier cul-de-sac lot
- Double wide driveway laid with paver stones
- Iron double entry doors with operable glass panels
- Window tinting provides reduced home energy costs
- Expansive outdoor living space, extended, natural travertine stone, wall-mount TV, plumbed gas line connection
- Lush landscaping
- Custom outdoor lighting
- Full irrigation system - automated
- Full gutters
- Fully fenced backyard with huge side yards

INTERIOR FEATURES:

- Grand iron doors with operable glass panels in the foyer open to a sprawling view of home
- Architectural arches and niches add Old World charm
- Tray ceiling details in formal living room, family room, dining room, owner's suite
- Natural stone travertine flooring throughout main areas, kitchen, baths and laundry
- Formal living area with stone fireplace, recessed arches with custom built cabinetry and artfully lit glass shelving, tray ceilings, Swarovski crystal chandelier, glass panel doors opening to backyard
- Grand family room with 14 ft tray ceilings and walls of windows
- Gourmet kitchen – high-end Bosch appliances - gas range with 5-burners, dual convection ovens, dishwasher and microwave. Expansive island with prep sink, custom cabinetry with amenities and accent lighting, abundance of storage and counter space, large walk-in pantry, iron & crystal chandelier, open to family room,.
- Dining room with 14 ft tray ceilings, soft Venetian finish walls and custom details
- Wine Bar / Butler's Pantry with custom glass panel cabinetry
- Owner's suite with private vestibule entry, 14 ft tray ceilings, wood flooring, sitting area alcove with large windows, glass panel French doors offer private access to backyard.
- Luxurious spa-bath features – soaking jetted tub, large walk-in shower, double sinks and separate vanity/dressing area, linen closet, impressive walk-in closet with built-ins and shelving (closet: 12' x 10')
- Private study with 14 ft ceilings, double glass panel French doors, wood flooring
- Plantation shutters and custom draperies throughout

(continued on next page)



INTERIOR FEATURES contd:

- Large secondary bedrooms with walk-in closets
- Secondary bathrooms offer luxury finishes
- Powder bath with enhanced custom details and door to backyard
- Large laundry room with sink & storage closet

GARAGE/ATTIC:

- Oversized 3-car garage
- Double-wide driveway laid with paver stones
- Keypad access for garage
- Floored attic for storage

IMPROVEMENTS: over \$65,000

2023

- New AC added to owner's suite
- Keyless lock entry added to back door

2022

- Interior painted (2021-2022)

2020

- Back lanai: patio extended, travertine added, TV wall-mounted, plumbed gas line connection
- Lush landscaping
- Custom outdoor lighting by Perfect Lighting
- Full irrigation system - automated

2019

- Fencing stained

2018

- Plantation shutters and custom draperies added
- Light fixtures/chandeliers – exterior, foyer, dining, living room, family room, breakfast area

2017

- Exterior painted
- Window tinting added for reduced home energy costs
- Culligan Water Filtration System (owned)
- Full gutters
- Formal living room – custom cabinetry and glass shelves
- Powder bath – custom details

**** LIST OF ITEMS FOR SALE – AVAILABLE UPON REQUEST ****



Mia Cardenas | The M Group Houston

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SCAN for Property Website

70+ photos with detailed descriptions
Features & Details Sheet
Floor Plan
Survey
Pool Renderings

