

Upgrades & Features

- Stucco & Stone exterior bring instant curb appeal to this beautifully designed contemporary Tuscan
- Upgraded \$120,000 Tile Roof
- 2x6 exterior framing
- New bulkhead installed prior to house construction
- New boat slips & lift installed w/ TREX decking (*second slip ready for a future jet ski lift*)
- Huge cul-de-sac lot w/ approximately 156' of shoreline, ideally shaped for privacy in the backyard and maximum views
- Control-4 system w/ speakers in the living, media, owner's suite, outdoor living & balcony
- 3-Car Garage w/faux wood garage doors, epoxy floors, and built-in cabinets
- Plantation shutters throughout front of house (downstairs) & wood blinds
- Double wrought-iron front doors lead to an remarkable rotunda w/ a soaring 28 ft ceilings boasting of brick & faux wood beam detail, & marble floors
- Stunning Formal Dining room w/stone detail, indirect lighting, & statement chandelier
- Old world wine cellar w/ groin ceiling, & 500 bottle capacity
- Executive study w/ 20 ft ceilings, faux wood beams, & built-ins
- Open Living with impressive double fireplace floor to ceiling stone detailing, grand 2-story ceiling, & butted windows to maximize views
- Indirect lighting on transitional steps leading from the rotunda; going into the wine room, study, living, and study
- Kitchen/Breakfast
 - Upgraded Knotty Alder site-built cabinets
 - Custom designed stone detailing
 - Stainless Viking 6-burner gas range
 - Bosch microwave, oven, and dishwasher
 - Glass front accent cabinets
 - Gleaming granite countertops w/ leather finish
 - Coffee Bar/Butler pantry w/ 2nd sink (under cabinet LED Strip lighting throughout)
 - Tremendous storage
 - Oversized breakfast bar w/ plenty of space for entertaining
 - Attractive framed windows surrounding the breakfast room
 - Multiple lighting options w/ dimmer switches
- Owners Suite
 - Rich wood flooring
 - Tall ceilings
 - Exterior door for private outdoor access
 - Rich trim detail
 - Ensuite spa-like bath

Sarah Conway Properties Team



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- walk-in shower w/ stunning ceiling detailing; brick groin ceiling w/ turret & 4 shower heads
- Inviting island tub
- Double sinks w/ luxurious marble countertops & statement lighting
- Heated towel racks
- Barn Door Access
- Spacious closet w/ custom built-ins
- Spacious laundry room w/ built-in cabinets, broom closet, side yard access, & pet door for access to the backyard
- Designer MUD room w/ generous storage
- Oversized custom baseboards throughout downstairs
- Three generous secondary bedrooms upstairs
 - BR #1 has private bath & shower
 - BR #2 & BR #3 share a double vanity connecting bathroom
- Media room w/ surround sound speakers & access to a large balcony w/ amazing views
- Extend enjoyment outdoors on the covered outdoor veranda
 - Stone Fireplace w/ exquisite mantel
 - Travertine flooring
 - Impressive Argentinian Braserio style grill
 - Recessed to create unobstructed water views from the inside the home
- Lush landscaping w/ extensive attention to detail
 - Levelled lot to expand usable yard space
 - Planted multiple trees strategically placed to maximize privacy and maintain lake views
 - Automatic Irrigation system – *Water drawn from Lake Conroe for lower water bills!*

AVAILABLE ITEMS TO PURCHASE: Laundry fridge, Outdoor Hot Tub, TVs in gym, outdoor living, media room, and living room, exercise equipment, home furnishings

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