



# COLDWELL BANKER REALTY

## LISTING HIGHLIGHTS

**Property Address:** 131 Elk Trace Parkway, 77316 (3 pages)

### RECENT UPDATES:

- 2024 Replaced Asphalt Roof (main home & guest house)
- 2024 Refreshed interior paint
- 2024 Replaced outdoor sump pump in sunken kitchen
- 2024 Replaced broken window pane in guest house
- 2023 Remodeled Outdoor Pool House to include outdoor bathroom & separate Sauna room
- 2023 Added Wet Bar in game room (sink, dishwasher, mini fridge)
- 2023 Upgraded outdoor mosquito system
- 2023 Added granite counter in outdoor kitchen area
- 2022 Added fully customized CRESTRON home automation A/V system for indoor/outdoor media
- 2022 Added Wireless remote-controlled Pool/Spa system
- 2022 Updated Whole home security & camera system
- 2022 Added automatic driveway gate access to private motorcoach and garages
- 2022 Updated Landscape Lighting
- 2022 New HVAC System including duct work
- 2022 Replaced 2-Pool Pumps
- 2022 Replaced Primary bedroom flooring

### INTERIOR 1<sup>ST</sup> FLOOR:

- Custom arched double Entry French Doors with extensive trim casing detail
- Glass tile accented marble entry flooring
- Family & Kitchen floors Emperado Light Marble tile 24X24
- Powder bath with extensive designer finishes including glass bowl sink and detailed trim
- Two-story open ceilings in entry and family room
- Family room includes custom built-ins and remote starter gas burning fireplace
- Custom kitchen cabinetry with undermount lighting & marble countertops
- Kitchen high-bar overlooking family room for added social connection & eating space
- Additional counter height eat-in Island with 1-bar sink
- Upgraded Kitchen Appliance package includes: gas stove, double oven, refrigerator, 1-dishwasher, 1-wine refrigerator, warming drawer, and built-in microwave
- Custom wood hood vent & Pot-filler
- Large walk-in kitchen pantry
- Private study with French doors & wood floors
- Large formal dining room comfortably seats 10-12 people with lighted crown molding & wood floors
- Breakfast room comfortably seats 8-10 people
- Extensive crown molding and trim work in every room
- Ample closet and storage space throughout 1<sup>st</sup> floor
- Honeycomb privacy shades in most windows

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## PRIMARY SUITE:

- Oversized Primary bedroom with trimmed tray ceilings
- Primary bedroom extends to private seating area with gas burning cast stone fireplace
- Private access to patio from Primary bedroom seating area
- Primary ensuite bath includes custom dual Vanity Cabinetry with separate sinks
- 3-Clothing closets including main closet with storage island, shoe closet, and accessory closet
- Private laundry room in Primary bathroom suite with custom built-in cabinets
- Multi-person shower with 1 rain head, 2 wall-mount shower heads, 1 handheld shower head, plus multiple body jets for a spa like experience
- Oversized circular jacuzzi tub

## INTERIOR 2<sup>ND</sup> FLOOR:

- 4-Oversized guest bedrooms
- Honed Travertine, Wood-tile, and carpeted floors
- Jack/Jill bathroom connects two of the guest rooms
- Custom built-in bed with sports theme décor in one guestroom
- Laundry room with custom cabinets and sink
- Show-stopper Theater room with ceiling mount projector, wall mounted screen
- Game room with Custom designed bar with sink, mini refrigerator, and dishwasher
- Honeycomb privacy shades in all bedrooms

## EXTERIOR:

- View of 3<sup>rd</sup> golf hole & pond at the Private Woodforest Golf Course
- Whole house generator (main home only)
- Extensive stamped concrete circular driveway with additional brick paver parking area for 2 cars
- 2024 Asphalt Roof
- Remote controlled access gate to private motorcoach & garages
- 4-car garage total (doors split 2/1 + 1 car attached to guest house)
- Outdoor mosquito system & Full irrigation system front/back
- Landscape lighting
- Resort style pool & spa with ample under-water seating areas
- Covered walkways & pool deck with Travertine Flooring
- Custom slide and grotto
- Outdoor kitchen with BBQ, Sink, and full-size refrigerator
- Swim-up sunken kitchen with Infrared Grill
- Pool Fountain features
- Pool house with ½ Bath, Infrared Sauna, Full kitchen, Extensive covered seating



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## **GUEST HOUSE 1<sup>ST</sup> FLOOR:**

- Separate 1,886 sqft 2/2.5 guest house is connected to main home by one exterior wall
- Private entrance from motorcoach area with Separate access to pool area
- Wall of windows gives you views of golf course and resort style pool
- Decorative arches & extensive trim throughout
- Two Story ceilings
- Powder bathroom downstairs
- Large kitchen island with granite counters & custom storage areas
- Barely used built-in stainless steel appliance package
- Large walk-in pantry
- Ceramic and travertine tiles
- Oversized breakfast room
- Extra storage closets
- Space for elevator near garage access
- Honeycomb privacy shades throughout

## **GUEST HOUSE 2<sup>ND</sup> FLOOR:**

- Two oversized bedrooms with ensuite bathrooms
- Walk-in closets
- Laundry room
- Extra hallway storage closets