

# 22980 Nichols Sawmill

## FEATURES & AMENITIES

### HOME STATS

- 6,150 SF Home & Casita (per Seller)
- 12.7704 Acre Lot (per Survey)
- Year Built: 2010
- Builder: Kerry Emmott
- Main Home
  - Bedrooms: 5
  - Baths: 4 Full, 1 Half
- Casita
  - Open Room
  - Bath: 1 Full
- Exterior: Stone & Stucco
- Composition Roof: Camelot Shingles
- Foundation: Slab
- Subdivision: Stable Creek
- Magnolia ISD

### INTERIOR

- All stone and slabs are from Thornetree
- Hardwood floors
- Quartzite in kitchen and stair risers
- Wood clad windows
- 2 indoor fireplaces
- Texas limestone accent
- Skip trowel texture on walls

### LIVING ROOM

- Single Arch Knotty Alder door
- Vaulted ceilings with Wood beams
- AV equipment in cabinet

### KITCHEN

- Avalon Limestone counters
- Knotty alder cabinets
- KitchenAid refrigerator with cabinet front
- Hammered copper apron sink
- Oil-rubbed bronze bridge mount faucet
- Thermador Range
- Thermador dishwasher
- Sharp Insight-pro microwave
- KitchenAid warming drawer
- Job-built cabinets with custom furniture finish legs

### KITCHEN BAR

- Job built cabinets with custom furniture finish legs
- Butcher block counters
- Hammered copper undermount prep sink
- Icemaker
- Wine refrigerator

### TROPHY ROOM

- Bar with slate counter
- Copper undermount sink
- Undercounter refrigerator
- Wood Beams on ceiling
- Quartzite tile flooring

### PRIMARY BEDROOM

- Study area with built in desk and shelving
- Views of Pool and Lake

### PRIMARY BATHROOM

- Versailles pattern limestone flooring
- BainUltra jetted bathtub with heated back
- Vanity Area
- Walk in shower with 3 shower heads
- Private water closet
- Walk-in closet with built in drawers, cabinets and hanging rods



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### ADDITIONAL ROOMS

- Mudroom
- Guest room (above the trophy room)
- 2 Guest rooms with Hollywood Bath
- Guest Room with en- suite (above detached garage)

### UTILITY ROOM

- Built-in cabinetry
- St. Cecilia bull nose granite counters
- Washer dryer connections to accommodate full size washer and dryer

### POWDER ROOM

- Natural quartzite slab with undermount sink
- Slate mosaic floor

### CASITA

- Full restroom
- Separate tankless water heater
- Decked attic for storage

### GENERAL AMENITIES

- 5 - AC units
- 3 - Instahot water heating systems
- Water filtration system
- Water softener system
- Whole home generator
- Surge protected electrical boxes
- Buried Power Lines from the easement
- Two 1000-gal underground propane tanks
- Water well in Well house
- Aerobic septic system
- Full security system
- Outdoor camera -2
- ATT – Fiber Internet
- Direct TV
- Whole home WiFi

### OUTDOOR

- Covered Patio/ Pavilion
  - Stained wood slat ceilings
  - Outdoor Fireplace
  - Summer kitchen
    - Fire Magic Grill
    - Undercounter Refrigerator
    - Bar area
  - TV
  - Built in Sound
- Landscape Lighting
- Mosquito Misting System
- Pool
  - Built by Omega Pools
  - Remote Operated
  - Chlorine
  - Heated
  - Spa
  - Pebbletec
  - 5 pumps
  - 88,000 gal
  - 8' deep (at deepest point)
- Exterior temperature-controlled Storage Closet
- Well House with Storage
- Irrigation System
- Fully Fenced with 4 rail (4 ft) and wire
- Paver motor court
- Porte cochere
- 2 – car oversized garage with faux wood garage doors.
  - Fully sheet rocked
  - Staircase access to guest bedroom
- Cell Gate
- Lake
  - Almost an acre
  - 12/14' deep
  - Bass, Catfish, Perch
  - 2 aerators
  - 1 fountain
  - Peninsula



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