

HOME FEATURES

2907 Waters Lake Lane
Missouri City, TX 77459

Kristi Bajjali
REALTOR®

Extensive custom updates and upgrades, both inside and out were completed in 2021. Total renovations and improvements exceeded \$680,000.

4031 Sq Ft
4 Bedrooms/3 Full & 1 Half Bath/3 Car Garage
Rare 1/2 Acre Lot on Sienna Golf Course's 8th Fairway

Kitchen - \$120,000 Makeover

- 48" Wolf double convection oven with 4 gas burners and an infrared dual griddle
- High flow vent hood with integrated lights
- Custom built-in Sub Zero refrigerator and freezer
 - Two separate units
- Built-in "Sonic" nugget ice maker
- Two Miele dishwashers with auto open
- Extra large Kohler Prolific sink
- Built-in Wolf microwave
- Pot filler
- Italian Dolomite countertops with upgraded 2.5" mitered edge
- Custom cabinetry with soft close drawers, under mount lighting, including magic corner, Lazy Susan, double pull-out trash and oversized pot/pan drawer
- Spice and utensil racks on each side of stove
- Oversized island with cabinets and pull out drawers
- Walk-in pantry
- Coffee bar with middle and bottom pull out drawers
- Reverse osmosis water filtration system
- Touchless kitchen sink faucet
- 10 speaker system including subwoofer
- Silent garbage disposal

Primary Bathroom

- Steam shower with heated floor and bench, Carrara marble accents and flooring, Kohler DTB Dual Zone Multi Temperature Swiss includes 11 shower heads, two integrated speakers, touchpad control for exact temperature and Integrated steam generator
- Kohler Abrazo honed white freestanding soaking bathtub with four mounted faucets and additional hand fixture (\$8,000)
- Numi toilet (\$9,000)
- Custom cabinetry and glass shelving
- Dual vanities with custom herringbone accents
- Heated flooring
- Modern towel warming rack
- Four speaker sound system
- Kohler fixtures
- Porcelain countertops, flooring and accent wall
- Backlit makeup mirror
- Restoration Hardware lighting

Primary Bedroom

- Hunter Douglas automated shades with blackout, sheer, and vane controls allowing light in while providing privacy (\$10,000)
- Gas fireplace with custom cast stone mantle
- Home automation touchscreen pad
- His and hers bedside keypad controls and reading lights
- Decorative bedside pendant lights
- Built in 5.1 surround sound with built in subwoofer
- Level 3 soundproofing 76 STC (Sound Transmission Class)

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Primary Closet

- Custom floor to ceiling closet system with soft close drawers, glass front cabinets, built-in shoe racks and shelving
- Double clothing rack with pull down feature
- White enamel built-in gun, jewelry, and document safe (\$8,000)
- Track lighting

Upstairs

- Media Room
 - Fiberoptic lighting in ceiling
 - Entertainment area with barrel bricked ceiling, copper sink, drawer microwave, granite countertops and mini refrigerator
 - Bookcase with hidden storage closet
 - Custom blackout curtains
- Game Room
 - Beadboard vaulted ceiling
 - Hickory wood flooring
 - Plantation shutters
- 2 Bathrooms
 - Fully renovated and updated with custom tiled showers and flooring, quartz countertops, integrated sound system
- 3 Bedrooms
 - 1 has a white brick wall and an en-suite bathroom
 - Other bedrooms have beadboard wainscoting and "shiplap" walls sharing a "Jack and Jill" bathroom
 - Plantation shutters
 - Hickory wood flooring

General Interior

- Wide plank Hickory flooring throughout home
- Restoration Hardware chandelier in entry (\$9,000)
- 8' solid wood doors throughout the downstairs
- Extensive recessed lighting throughout

Home Automation/Audio Visual

- Home automation system by Control4 (\$104,000)
 - Includes over 120 controlled sensors
- AC controlled server room with two racks
- Two rack battery backup units and two automated outlet-controlled rack mounted surge protectors with 16 outlets for servers
- 4K Video matrix by AV ProEdge (\$11,000)
- 66 speakers indoors/outside/garage with multi zone control and hard volume control buttons in each room (\$70,000)
- Apex 100 controlled switches and keypads backlit w/ engraved actions throughout house (\$28,000)
- Room by room temperature control
- 8 touchscreens throughout the house (\$10,000)
- Networking and WIFI systems (\$8,000)
- +/- 100 runs Insulated cat6 throughout. (3) runs per TV (\$14,000)
- 12 dedicated music amplifiers (11 rack mounted)
- Backup internet by Starlink (\$3,500)

Laundry Room

- Custom cabinetry
- Configured for two sets of stackable full size washers and dryers
- Pull down garment drying rack

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Home Security

- 12 camera system with NVR video doorbell w/ Control4 video doorbell (\$10,000)
- Alarm system monitored by Houston Home Security Inc. Includes motion sensor in every room, glass breaks, carbon monoxide, smoke, natural gas sensors and external horn. Cellular backup (\$14,000)
- Control4 controlled Baldwin door locks

Exterior

- Window package with black trim (\$40,000)
- Custom ornate glass & iron double door (\$32,000)
- Water feature in front yard
- Outdoor speakers, front and back
- Automated mosquito misting system
- Kinetico high flow full home carbon filter and water softener (\$12,000)
- Soffit holiday lighting outlets
- Soffit down lights surrounding home
- Tempest Torch gas lamp at entrance
- Two programmable multi-color uplights at front entry
- Additional security lights on all corners of home
- Flagstone gas fire pit with seating area
- 10kW Tesla solar system with four power wall battery back-ups - 53kW of battery storage (\$70,000)
- Exterior of home and fence painted with Sherwin Williams Emerald Rain Refresh
- Gutters with gutter guards
- Built-in Hoops basketball goal
- 12 zone smart sprinkler system by Rachio Integration
- Dedicated outdoor gas line for patio grill
- Upsized water meter 1.5"
- Large gas meter

General Home Upgrades

- Electrical system upgraded to 400amp with whole house surge protector
- Entire house plumbing replaced with PEX
- Two natural gas high flow tankless flash water heaters
- 3 AC Units, 12 independent zones with room-by-room control; 2 main units are 21 SEER Trane with variable speed motors; Separate unit for garage; HVAC - medical grade filtration with 3 cleanable filters and UV lights
- Soundproofing between upstairs rooms and upstairs floor and downstairs ceiling

Garage (Oversized 3-Car)

- Four Auxx-Lift motorized overhead storage platforms - each has 600 lb capacity (\$8,600)
- Custom stained wood carriage garage doors with silent side openers; battery back-ups and home automation controlled
- Custom flooring
- Fully insulated with a dedicated AC unit
- Two integrated tire racks
- Floor to ceiling custom mounted cabinetry with work bench
- Four speaker sound system
- Two security cameras
- High voltage Tesla charger
- Plantation shutters

Exclusions

- Kaleidescape movie server
- All TVs
- Play fort
- Washers and dryers