

197 Lake View Circle Highlights and Features

Home Features:

- Designed by Preston Bolton and built by Jim Morris of Morris Builders
- Northern exposure with unobstructed views of Lake Conroe
- Home Elevator
- Central vacuum system
- Full home generator (Generac)
- Solid wood floors throughout the living areas, stairs, and upstairs hallway
- Plantation shutters throughout the home
- Two (2) water heaters and four (4) HVAC systems
- Water softener system

First Floor

Kitchen & Living Room

- Massive picture windows showing off unobstructed views of Lake Conroe
- Built-in Sub-Zero Refrigerator and Freezer
- Wet Bar with a built-in ice maker
- Gaslog fireplace
- Automatic shades on all rear-facing windows

Entry Way, Formal Dining, and Formal Living Rooms

- Two-story grand foyer
- Built-in buffet shelf in the formal dining room
- Access door to the back patio through the formal living room
- Elevator

Primary Retreat

- Large windows show off the lake views and backyard.
- Remote controlled blackout curtains
- His and her vanities
- His and her closets with built-in drawers and hanging organizers
- Separate jetted tub and walk-in shower
- Separate bidet and toilet in the water closet

Utility Room

- Large wash sink
- Wall of built-in cabinets for extra storage

Downstairs Study

- Desk area for a discrete downstairs computer or work area
- Built-in cabinets for additional storage

Outdoor

- Built-in BBQ grill (natural gas line)
- A private pool designed with water volleyball (and other water sports) in mind - the pool is shallower at the ends and deeper in the middle
- Boat house with two slips - each with its own boat lifts (one lift is equipped with straps while the other has an aluminum frame)
- Power and water are available at the boat house
- Entertainment deck above the boat house

Garage

- 2-car garage door + 1-car garage door
- Two storage closets
- Wall cabinets for additional storage
- Door to the side of the home with easy access to the backyard

197 Lake View Circle Highlights and Features (cont.)

Second Floor

Game Room

- Built-in entertainment cabinets and a large closet for additional storage
- Pool table (to convey with the home)

Movie Theatre

- Flashing lights border the door inviting you in to watch your favorite flick
- Custom made couches (that will convey with the home) on two tiers to provide a perfect viewing experience
- Large 110-inch projector screen
- Storage room behind the screen that acts as the brain for the rest of the home
- Separate A/C zone for this room

Home Office

- Four picture windows provide the best views of Lake Conroe
- Built-in bookcase and entertainment center
- Wet bar with a Mini fridge and microwave located just outside the office

Secondary Bedroom #1

- Private full bathroom
- Access to the balcony

Secondary Bedrooms #2 & #3

- Shared bathroom (Jack & Jill bath)
- Access to the balcony

Home Utilities (last known date of replacement):

- Water Heater #1 - 2022
- Water Heater #2 - 2022
- HVAC #1 - 2020
- HVAC #2 - 2023
- HVAC #3 - 2018
- HVAC #4 - 2024
- Pool Pump - 2018
- Pool Plaster - 2022
- Pool Heater - 2024