

Seller Highlights

Main house: 6,988 sqft - Source: Tx Licensed Appraiser

Guest/Pool house: 1,664 sqft - Source: Tx Licensed Appraiser

Exterior:

14 zone sprinkler system; remote control gate entry, drainage system in front and backyards

2 private courtyards--one off master suite and another off the 1st floor Great Room

Beautiful/remodeled pool; outdoor pavilion; and outdoor theater with surround sound.

Only home in Champion Forest and Greenwood Forest that has beveled, lead glass windows
(which is a significant upgrade)

Extensive landscape lighting system both on the outside of the home and fencing AND inside the fencing
8 exterior color cameras with a monitoring system in the primary bedroom.

Pool house:

2 story; 2 spiral staircases; full kitchen; first floor living room with 11' 4" ceilings

2 full bathrooms with 1 jetted tub; 8 custom double French doors; 2 fireplaces; and sauna

Main house:

1st floor Great Room with 20' 6" cathedral ceiling; 2 fireplaces

1st floor dry bar with Humidor and wine fridge; 2nd floor wet bar

2nd floor gathering room with 16' 6" cathedral ceiling

5 large bedrooms; 4 full baths; 2 half baths

Large foyer; formal living and dining room

1st floor library/office off primary bedroom

Primary has 5 piece on suite with 2 person jetted tub, 2 walking cedar closets, access to private courtyard
and large sitting area.

Large laundry room with a sink, built-ins, and ½ bath

1st floor bonus room perfect for a workout space or in-home spa

Separate guest suite or media room with a full bath, full kitchen, built-ins, and fireplace

\$70k in home improvements in past 2 years.