



## **20 S Sandbells Park Lane**

### *Features:*

- One Story Traditional Brick & Stone home in award winning Bonterra 55+ Community
- **3,130 sq ft** home **Monarch B** Taylor Morrison **62' Pinnacle Series** Plan
- **3 bed/ 3 bath** with **Study, Sunroom, & large utility room**
- **Oversized lot ~14,816 sq ft** on **Culdesac** and **Greenbelt**
- **3 Car Oversized Garage**...plenty of room for boat, golf cart, &/or projects (extra bay and additional room for golf cart/workshop area)
- Grand **double-door 11' wide entry** with beautiful solid wood lead glass doors welcomes your guests in style
- **Porcelain Wood-look tile** throughout main living... dog friendly and easy to clean
- **Gathering room** provides room for entertainment...**open concept** dining room, living room and Kitchen
- Kitchen has large **5'x9' island** with sitting area, **walk-in pantry, soft closed drawers, 5 burner gas cooktop, over/under cabinet lighting**, LG counter depth French drawer refrigerator with smart view
- **Study** has glass **French doors** for privacy (can be used as sitting room or media room)
- **Granite countertops** throughout home
- **Gas log fireplace** with **remote** for ease of use on those cooler nights.
- Guest bedroom with **walk-in closet & ensuite** with shower, large vanity, & linen closet
- **'Drop Zone'** provides countertop and cabinets at garage entry...never lose your keys again! Lots of Storage in this One-Story Home!
- Whole Home **Water Softener/Filtration System** & reverse osmosis at kitchen sink
- Whole Home Generac **Generator**
- Oversized brick paved front porch with lots of **curb appeal**
- **Texas Entertainment option** includes Sunroom & **extended covered patio** with **Summer Kitchen** and **outdoor mounted TV**
- **Powder-coated Aluminum Pergola** with cafe lights for evening entertaining
- **Raised flowerbeds** and **concrete lawn edging** in your spacious yard
- **Exclusive use of Bonterra amenities:** Clubhouse w/ meeting space, Fitness Center, Pool & Hot Tub, Outdoor Kitchen & covered Veranda, Bocce Ball & Pickleball Courts. **And use of Woodforest amenities:** 19 miles of trails, 17 parks and 3 pools
- Golf Cart ride away from **shopping, dining & entertainment** in *Pine Market*