

6334 Bois D Arc Lane  
Fulshear, TX 77406

# Features

## Main House

### Interior

- New flooring throughout
  - Engineered white oak wood flooring in bedrooms and living areas
  - Tile flooring in laundry rooms and bathrooms
- New appliances in kitchen
  - Thermador
    - Double ovens
    - 48-inch cooktop with griddle
    - Two dishwashers
    - 48-inch refrigerator/freezer
    - Microwave
  - KitchenAid ice maker
- Marble countertops in kitchen, quartz countertops in other areas
- New Thermador wine fridge in wine grotto
- Two laundry rooms – 1 upstairs, 1 downstairs
- 6 full baths, 3 half baths (downstairs)
- 3 fireplaces – 2-gas (family room and game room), 1 electric (master)
- Large bonus room beneath dining room, perfect for media or home gym
- Flex space on 4<sup>th</sup> level with expansive view of the front of the property
- 6 ac units with zoned heating/ac
- Private guest quarters with full kitchen (new appliances) and full bath



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## Exterior

- New roof
- New siding
- New paint
- Complete pool remodel including new pool equipment, decking and aqua link automated system
- Newly constructed grilling pavilion with grill, cooktop and refrigerator and ample seating area
- Newly constructed tennis court with decorative custom treated wood fencing
- Beautiful water feature in front pond
- New pump for water well
- 3 car garage with new garage door openers and newly remodeled flex space with ½ bath

## Cottage

- New flooring
- Remodeled full bath
- Remodeled kitchen with new appliances and butcher block countertops
- 4 mini-split ac/heating units
- Washer/dryer hook ups
- 2 covered porches

## Barn/Stables

- 5 current stalls with ability to expand to 8 stalls
- Large tack room
- Significant area to store equipment
- Large, covered pavilion attached