

38 ARIA ISLE DRIVE

THE WOODLANDS - EAST SHORE



4 BD 4 FBA 3 HBA 7,548 SF 21,859 LOT





SPECIAL FEATURES

Gaggenau Appliances in Kitchen

- Coffeemaker (built-in)
- Microwave
- Dishwasher
- 51" cooktop (5 burner with grill)
- Double oven
- Freezer
- Refrigerator
- Wine storage (with glass front)
- 63" vent hood

Game Room Kitchen

- Gaggenau microwave
- Fisher & Paykel deep drawer dishwasher
- Garbage disposal
- Sub-zero glass front wine storage
- Two-drawer refrigerator

Waterview of Lake Woodlands

Smart Home from Crestron & Lutron with Kaleidescape System

Surround sound throughout home and back veranda

Elevator

Stone and slatted accent walls in interior of home

Rain shower head in master bath shower (inset)

Kohler porcelain sinks and faucets in all bathrooms

Grohe plumbing fixtures in all showers

Free standing tub in master bath (Victoria & Albert)

Toto toilets

Toto washlets (2 water closets in primary bath and one in gym (bedroom 2))

Lynx faucet in outdoor kitchen (frost proof)

Mud room with storage

Message center/drop zone with storage

Upstairs a/c storage room

A/V room with Mitsubishi split unit HVAC

Safe room (hidden)

Foyer with sitting area

Pool bath outside and has A/C

All bedrooms are ensuite with walk-in closets and built-in dressers

All bathrooms have lighted mirrors

All vanities have waterfall sides in bathrooms

Kitchen island has waterfall edge (6' x 11-1/2')

All lighting in and out is LED operated by Lutron Lighting System

Ceiling fans in all bedrooms, great room (2), game room, primary bath (2), outdoor lower veranda (3), upstairs veranda, shop area in garage

Lutron shades: sheer and blackout in all rooms

Samsung refrigerator/freezer and washer/dryer in laundry room

Linear HVAC registers throughout home



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All interior cabinets are clear birchwood with soft close drawers and doors

Camera system – turret cameras with night color throughout exterior of home

Paver circular driveway

Metal and TPO roof

Foam insulation

Exterior wall framing is 10"+ throughout home

Western double pane windows and exterior doors

TruStile interior doors

Whole house water filtration system

Water softener

Trane A/C units (3) wifi operated

Two ea 50- gallon natural gas hot water heaters with a recirculating loop system

Liftmaster side entry commercial garage doors

All thermostats wifi operated

Hard wired for alarm or use wifi (ADT)

White Oak 10" plank engineered hardwood flooring

Porcelain tile

Quartz and quartzite interior countertop slab

Granite exterior slab for outdoor kitchen countertops

SS outdoor kitchen with built-in storage cabinets

Wolf exterior vent hood (60") for grill

Wolf outdoor 54" grill, 1 side burner

Porcelain frost free pavers on all decking (upper and lower), courtyard entry

Stucco and stone exterior

Four-car garage with workshop and airconditioned storage room (1st 2-car garage 25'x23') (2nd 2-car garage 25" x 22")

15' Balsam Hill Christmas Tree, still in box, included with house

Leaf Guard Gutters

Epoxy garage floors

Gated courtyard entry with privacy wall

Pool with spa (raised)

- Heated
- Salt water
- Colored pebble sheen level 2 by Pebble Tec

Pentair pool operated system

In-floor system (for cleaning)

Aqualink system with I-phone app connection

Pool lights with wireless remote control

TV's (interior) Samsung 4K

- All bedrooms
- Primary bath
- Kitchen
- Great room
- Game room

TV's (exterior) Samsung (all weather)

- Lower and upper verandas



LAKE WOODLANDS - LAKE SHORE





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