## 26114 Sandy Branch Way Bluejack National

Beautiful custom golf course home at Bluejack National, Texas' top rated golf course development. Located on one of Bluejack's best lots: one acre, with 290 feet of property line behind the 2<sup>nd</sup> hole tee box and a protected pine and oak grove sloping to the pond at the 1<sup>st</sup> hole.

## **Built for today...**

- Four bed room, four bath plus powder room, 4728 square feet, plus screened porch, front porch, rear patio and elevated deck
- Vaulted living room with fireplace; vaulted family room with library; beamed-ceiling dining room
- Cooks' kitchen with Wolf range, expansive island, large pantry, and casual eating nook with views of the 2<sup>nd</sup> fairway
- Bar with pass-through to living room, wine refrigerator and drink refrigerator drawers
- Upgraded windows and doors, including transom windows, throughout home
- Primary suite on ground floor with fireplace, coffered ceiling, expansive windows
  framing views of the pond and the 1<sup>st</sup>, 2<sup>nd</sup>, 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> holes; access to private
  deck; expansive primary bathroom with two closets, soaking tub, and spa-like steam
  shower
- Guest suite on ground floor, with access to private patio facing a pine grove
- Two offices; one off the primary bed room, one upstairs
- Indoor/outdoor living with large screened porch off the living room and kitchen, including fireplace and grill
- Laundry room located away from living spaces
- Fenced back and side yards, with gate onto the 2<sup>nd</sup> hole
- Located at the top of a cul-de-sac, close to Bluejack's beautiful clubhouse, training center, driving range and restaurant; sweeping front drive leading up to two garages
- Large attic space above garage with stairway access and freight elevator
- Raised front porch with brick flooring and gas lanterns
- Technology includes: Built-in audio visual and mesh internet; dedicated technology room; electric curtains with remote on family room, entry, upstairs front bed room and upstairs office windows; extensive soundproofing of bathrooms; smart home features to control lighting, HVAC, and garage doors; three independent HVAC systems, with four zones; whole house generator; security system; built-in safe in the downstairs office and a jewelry safe in the primary closet, extensive landscape lighting

## And built for tomorrow...

- Only home at Bluejack built using pier and beam construction; allows access under the house to drain lines for future remodeling (i.e., bath room addition)
- Space for a pool, with easy access to utilities
- Attic space above garage designed structurally for conversion to living space, such as another bed room, family room, media room, etc.
- Downstairs office, with expansive tree and pond view, could be easily converted to sitting area or exercise room; upstairs office to craft room, kid's bunk room, or access to converted garage attic
- Wall switch and wiring pre-installed for ceiling fans in primary and guest bed rooms
- Wall switch and wiring pre-installed for outside electric features, such as fountains or lighting, in primary bed room, kitchen, and garage
- Guest room private patio structurally designed to be converted into an interior space, such as a wine cellar, with golf course views
- Wiring drops for electric curtains in living room and for electric screens in porch
- Significant area for expansion available within lot's building envelope
- Designed to age-in-place standards: No steps on first floor, wide hallways and doorways;
   space available to easily add wheelchair ramp inside garage