

Upgrades & Features

- Features
 - Updated Lake Front home with spacious floor plan, turnkey ready for the new owner
 - 4 Bedrooms
 - 4 -ensuite bathrooms
 - Two 1/2 baths – up and down
 - Game and Media Rooms
 - 3 car garage with climate controlled workshop
 - Pool and Hot Tub
 - Lots Size – 14,488 sf (per appraisal district)
 - Square Footage - 5,839 sf (per appraisal district)
 - Electric Roller Shades throughout first floor
 - Wood floors throughout first floor
- Exterior
 - Custom Front and Side Entry Doors
 - Tiled Porches
 - Professionally landscaped
 - New remote screens to both back porches
- Rear Porch
 - Outdoor Kitchen –
 - FireMagic Aurora Gas Grill
 - FireMagic Dual Burner
 - Kitchen Aid refrigerator
 - Double stainless-steel drawers
 - Kitchen Sink
- Garage & Workshop
 - 3 Car Garage – New Openers
 - Built-in Cabinets throughout
 - Climate controlled (heat and AC) Workshop with cabinets, butcherblock counter tops and peg board throughout
- Kitchen
 - Custom Cabinets
 - Dacor Appliances
 - Thermador Built in Coffee machine
 - Modern Counter tops and backsplash
 - Integrated Sound System
- Living Area

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Upgrades & Features

- Gas Fireplace w/remote
 - 98" Samsung Wall Mounted TV supported by Martin-Logan Speakers
- Dining Area
 - Built-In cabinets
- Wet Bar
 - Ice Maker
 - Wine Fridge
 - Wine Racks
- Study
 - Built-in cabinets through out
 - Gas Fireplace
- Master Bedroom
 - 98" Samsung TV supported by Martin-Logan Surround Sound speakers
- Master Bathroom
 - Dual Vanity
 - Dual Walk-in Shower
 - Spa Tub
 - 55" Samsung TV
- Master Closet
 - His and Her closets
 - Built-ins including drawers, shelves, and hanging space
 - Wall Mounted safe
- Media Room –
 - Sony 4K Projector
 - Denon AV Receiver
- Home Automation Audio and Video System
 - Control 4 System capable of controlling downstairs lighting, blinds, HVAC, A/V, etc.
 - Martin Logan and James Audio Speakers throughout home
 - *Luma HD Surveillance System w/16 cameras*
 - TV's
 - 2-98" Samsung
 - Sony 4K Projector
 - 5 Wall mounted Samsung TV's
 - Study, Porch, Master Bath, Upstairs bedroom, Game Room
- Pool and Hot Tub

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Upgrades & Features

- Heated and chilled with zero edge
- Boat Dock
 - New galvanized sheet pile bulkhead
 - Composite decking
 - 2 sperate slips with bikini tops independently powered cradle lifts
 - Dual PWC lift
 - Swim Stairs
 - Dock boxes
- Mechanical
 - Home Generator
 - New AC/Heating Units-
 - On-demand Hot Water
 - Sprinkler System

Exclusions

- ***Furniture available via negotiation separate and apart***
- ***Desk in study***
- ***Personal Art***
 - ***Floyd Sonnier Art – Study and Hallway***
 - ***Petroleum Industry Art – Study and other locations***
 - ***Honor Blackman – Bar***
 - ***Houston Specific Art - Hallway***
- ***Media Room -***
 - ***Martin Logan Impression Tower Speakers – Free Standing Pair***
 - ***Martin Logan Illusion Center Channel Speal – Free Standing***
 - ***Martin Logan Illusion Subwoofers x 2 – Free standing***

