

What Makes Our Home Special

ADDRESS: 23306 Vista De Tres Lagos Dr., Spring, TX 77389

Exclusive Gated Lakefront Estate – A Custom Masterpiece

- Premier lakefront location with breathtaking views of three fountains
- Seamless indoor-outdoor living with expansive covered lanais
- Grand pavilion featuring an outdoor fireplace and kitchen—ideal for year-round entertaining
- Quality Craftsmanship by Custom Home Builder: Cannon Custom

Captivating Interiors

- Expansive floor-to-ceiling windows in the Living Room, Kitchen, Breakfast Nook, and Primary Bedroom showcase breathtaking panoramic views, seamlessly blending indoor and outdoor beauty.
- Soaring ceilings and elegant sightlines create a continuous “WOW” factor
- Spacious, Natural Light-Filled Open Floor Plan Designed for Bright, Airy Living
- Study/library with built-ins opens directly to the lanai, offering a serene retreat with panoramic lake views

Primary Suite & Guest Accommodations

- **Indulgent primary suite** with:
 - Oversized layout
 - Custom-made cabinetry in Dual closets
 - His-and-Her Water Closet
 - Spa-like finishes redefine luxury
- Three additional en-suite bedrooms provide unparalleled privacy and elegance
- Private guest suite at the front of the home, complete with a refreshment center for convenience
- The upstairs room can be used as a game room, a media room, or converted to a 5th bedroom.

Chef's Kitchen & Culinary Excellence

- Exquisite custom cabinetry enhances beauty and function
- Abundant storage and spacious pantry with built-in cabinets and dedicated fridge space
- Soft-close drawers and cabinets
- Wine Room

Prime Location

- Minutes to Highway 99, Retail centers, and The Woodlands, ensuring easy accessibility
- Exemplary Klein School District
- Easy walking access from the backyard to the Rothwood Park Foxwood Trail

More Updates and Improvements

- Custom Window coverings
- Surround Sound in Living areas and the Outside Backyard
- Extended patio concrete paving in the outside backyard deck
- Installed TESLA Wall Connector (Level 2 up to 48A) in main 2-car garage.
- All external faucets have minimal external piping, eliminating the potential for pipe bursting from freezing temperatures.
- Installed new gutters around the entire home