

31 SOUTHERN CRESCENT COURT

RARE OPPORTUNITY TO OWN A TRUE WATERFRONT PROPERTY IN HIGHLY DESIRABLE AND COVETED PHASE ONE OF THE ORIGINAL HISTORICAL VISION OF EAST SHORE

PRIME LOCATION ON LAKE WOODLANDS! Exquisite East Shore Robin Rueby waterfront custom estate home exemplifies the refined elegance and sophistication of traditional Georgian design. The quality of construction and attention to detail and adherence to classic traditional design and proportions and measurements is unlike any home built or currently being built in The Woodlands. Built during the exacting and uncompromising strict standards of the initial phase and original vision of East Shore based on historical accuracy. 100-year-old individually selected antique brick with extensive interior trim and paneling. Majestic curb appeal.

All elements of the exterior façade, fencing and interior design were influenced by the historical homes built in Williamsburg and Richmond, VA along the James River during the 1920's by William Lawrence Bottomley, a renowned architect of Georgian architecture. Architecture by Virginia Kelsey and interior design by Virginia Kelsey and Sandra Weeks. Original owner, meticulously maintained, and shows as new.

This automated fully gated home was the first waterfront built on East Shore, all waterfront lots were considered, including Mitchell Island (Aria) lots and this over ½ acre lot was selected based on the stunning unobstructed panoramic views with the widest expansive lake view of any lot in East Shore.

275 feet of bulkhead waterfront. Tucked away off East Shore Drive in a serene cul-de-sac of only three homes, this home is situated in the center, affording quiet and privacy. No front or rear neighbors. Does not face commercial development. Nearly every room in the house has a direct view of the lake and this house was strategically positioned to catch the lake breezes and stunning evening sunsets.

Features of this home include an open concept and optimal floor plan with first floor living spaces (kitchen, breakfast, family, living room, formal dining+bar, study, powder bath, laundry+study and mud room). 3 bedrooms on the first floor: Owner's retreat, 2 additional bedrooms or bedroom+living room can be flex/guest suite/nanny/nursery with full bath and closet w/direct access to the garage). 2nd floor has additional study, game room, media room, bar, and 3 bedrooms. 3rd floor generously sized flex/bedroom/game room with AC storage. Graciously sized motor court with multitude of parking. Oversized newly epoxied 5 car garage w/room for workspace, golf cart, or motorcycles. 4 car buildout potential. Over 8000 AC sq ft. Additional 1096 sq ft of sub-floored attic storage with build out potential. 12-foot-deep covered patio and balcony. 1906 sq ft covered patio, balcony, and porch. 552 sq ft pavilion/gazebo with LED lights.

Access to clubhouse/gym and all the amenities East Shore offers. 24-hour security patrol. Walking distance to The Waterway, Hughes Landing, Market Street, Mitchell Pavilion. Quick access to I-45. Exemplary schools.

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General Features:

- Brick is authentic 100-year-old solid antique brick from a Louisiana mansion, individually hand-selected and stamped with the year 1924
- First floor – 12-foot ceilings; Second floor – 10-foot ceilings; 7” baseboards
- Level 5 Flat rolled walls with one-of-a-kind custom blended paint matched to historical colors.
- Select grade SOLID HARDWOODS – White Oak Flooring – custom 5 ½” wide planks, ¾” thick, milled into 12’ length boards
- Premium trim package. White River brand crown molding with dentil trim and multi-part crown molding in master bedroom and living areas
- Wood burning fireplace and 2 Isokern gas fireplaces. Fireplace surrounds with Sugar White Marble and Greek Marble
- First-floor flex/guest suite/nanny/nursery (2 bedrooms or bedroom+living room with direct access to garage) with full bath and Carrara Marble countertop and walk-in closet
- Open concept kitchen/breakfast/family room w/4 sets of French Doors w/sweeping lake views
- Formal living room with extensive trim and paneling with shellback lighted cabinets
- Coffered Smooth Alder primary study faux stained by hand; herringbone floors; pocket doors
- Game room with double French Doors open to massive balcony with endless lake views
- Knotty Alder media room with Stark carpet flooring and cove lighted ceiling; pocket doors
- Guest bathroom frameless shower with Carrara Marble countertop and Honey Onyx insets
- Second study on second floor with beadboard trim, extensive cabinetry, undercabinet lighting
- Wine room with Smooth Alder and wrought iron door and built-in SUB-ZERO wine refrigerator (never used). Honey Onyx countertop
- Powder bath has custom made Crotch Mahogany furniture sink console with Sugar White Marble countertop. Hand painted stenciled walls in a custom design
- Paneled formal dining room connects to bar with authentic mother-of-pearl backsplash and Sugar White Marble counter. Undercounter SUB-ZERO refrigerator and inside cabinet lighting and under cabinet lighting
- Large laundry room with pocket doors, built-in study with extensive cabinets/shelving and under cabinet lighting. Separate sink with pull-out spray with higher tier Level 3 Granite
- Large mudroom with duo custom drop-zones with beadboard trim. Separate entry with pocket door into the large pantry room/storage
- Upstairs bar with separate sink, under cabinet lighting, undercounter SUB-ZERO refrigerator and higher tier Level 3 Granite countertop
- 3 secondary bedrooms on second floor with en suite baths and large walk-in closets
- Custom-made curtains made of silk and hand painted in France inspired by designer Henrietta Spencer-Churchill “Georgian Style and Design”
- Solid wood doors and windows; Solid Mahogany double front doors
- Calacatta Marble foyer
- Crystal knobs and hardware; Waterford and Schonbek crystal light fixtures
- Faucets and shower fixtures by Grohe and Kohler; TOTO toilets
- Sound system indoors/outdoors
- Elevator capable

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Master:

- Owner's retreat with extensive crown molding and cove lighted 13' ceiling; Bay windows with window seating area
- En suite bath with Grohe fixtures, Calacatta Oro countertops, Calacatta Oro tub surround with multi-jet jacuzzi, Basketweave Marble on floor and large walk-in shower; built-in linen closet and his/her storage with separate hampers
- Separate "his" and massive "her" closet with a multitude of storage options and Carrara Marble packing island

Kitchen:

- Custom **6cm** thick higher tier Level 3 Granite countertops from Austin with custom edging
- WOLF and SUB-ZERO stainless-steel appliances. Double convection ovens. WOLF gas range and dishwasher has never been used.
- Elkay double-sink with Grohe bridge faucet and pull-out spray
- Built-in slide-out microwave located in the custom-built crescent kitchen island with separate Elkay sink
- Lighted cabinets and under cabinet lighting
- Extensive cabinets have incredible storage with pull-out drawers and Lazy Susan drawers

Outdoor/Pool Features:

- Panoramic unobstructed view of the lake due to the center location of a cul-de-sac lot
- 12-foot-deep covered patio and covered balcony with over 1906 square feet of first floor covered patio, second floor covered balcony, and covered porch. Second floor has covered balcony with stunning panoramic view of lake. Only house in the cul-de-sac with a second-floor balcony.
- Pebble-tec Abalone Infinity edge pool with unique multilevel water features (spa, waterfalls, trough) not seen in other East Shore properties. Limestone urns and decorative pinecone finials and bases. New spa heater
- Quartzite decking (stays cool underneath feet in the Summer) with Versailles pattern and natural mica insets
- Beach-inspired Pool bath with pebble mosaic flooring and tiled walk-in shower
- Fully equipped outdoor kitchen with Isokern gas fireplace, media center, grill, sink, leatherette granite, and storage. Grill has never been used.
- Mosquito Mist system
- Hard wired generator
- Fully functional rot-proof shutters with iron shutter dogs
- Stone retention barrier reinforced with steel
- Rot-proof, fade-resistant, low-maintenance boat dock with charging area
- LED outdoor lighting – landscape up-lighting, recessed lights in porch ceilings, and gazebo/pavilion lighting
- Professionally landscaped English garden with Zoysia golf course grass
- All 4 AC units are brand new (outside and inside units)

