

Upgrades & Features

UPGRADES AND FEATURES:

- This one-of-a-kind custom-built waterfront home offers five bedrooms, five full baths, and two half baths, beautifully blending timeless Old-World character with thoughtful architectural details inspired by the homeowners' travels throughout Europe.
- Ideally situated to capture breathtaking open-water views, cool breezes, and shady afternoons - perfect for enjoying the Lake Conroe waterfront lifestyle yet offers a protected cove influence.
- Arrive to an elegant stone-and-brick exterior, complemented by a stamped concrete circle driveway and lush landscaping.
- The 2-car garage features insulated doors, a convenient storage closet, and a workbench.
- Double front doors create a grand invitation into the home.
- The impressive foyer offers a warm welcome with a striking chandelier, rich wood flooring, elegant millwork, and statement wallpaper.
- Enter the family room through striking wood doors imported from a historic European church. Warm paneled walls, wood ceiling beams, stained-glass windows, a statement chandelier, wet bar (w/ sink, fridge, garbage disposal, & a dishwasher) and an Old World-style fireplace (Austin Limestone) create a space rich in character. A wall of windows overlooks the beautiful lake, filling the room with natural light and a warm, inviting ambiance.
- The formal dining room showcases a gorgeous brick-and-wood floor design, dual chandeliers, a built-in lighted hutch, and a wine alcove with an intricately designed iron door entrance, wine refrigerator, and statement tile wall.
- A cozy sitting area is just off the dining room and features a warm bricked fireplace. Enjoy stunning water views through a wall of French doors that are framed by brick walls and custom stained-glass transom windows.
- Experience a European-inspired kitchen featuring rich wood cabinetry, brick floors, a coffered ceiling, marble countertops, and a striking tile backsplash. The expansive granite island offers seating and storage and houses a microwave. Premium appliances include a Sub-Zero refrigerator, two-drawer dishwasher, a Bosch dishwasher, and a Wolf six-burner gas range with double ovens and two griddles.
- Incredible butler bar/utility/laundry room w/faux painted walls, bead board ceiling, and a sink. The laundry area features a large freezer and a space saving stackable washer and dryer.
- The spacious primary suite features travertine flooring, dual statement ceiling fans, a coffered accent wall, stained-glass windows, custom built-ins, a cozy fireplace, and French door access to the screened patio and backyard.
- Enter the primary ensuite through stained-glass double doors. Features include dual vanities (one is custom painted), travertine floors, a walk-in shower, and a claw foot soaking tub showcased by coffered walls, a stained-glass window, and an elegant chandelier. Another set of double stained glassed doors open to a spacious closet w/ built-ins & pulldown racks.
- A convenient mud area with a half bath is located just off the garage, while a second half bath is privately tucked behind the stairwell near the entry. (Perfect for entertaining large crowds)

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- An intricately detailed banister leads to the second & third floors, where you'll find a spacious game room, a private home office/study, & four distinctive guest suites, each w/ its own character and private ensuite bath.
- The home office/study features rich wood floors, coffered walls, built-in cabinetry, and a library nook, while an arched window fills the space with natural light and frames beautiful lake views.
- The light and bright game room features elegant, coffered walls and French doors that open to a private outdoor balcony, creating a wonderful space for relaxing, entertaining, and enjoying the fresh air.
- Guest Suite #1 is filled w/ character & charm, featuring a striking statement ceiling, an eye-catching focal wall, warm wood floors, & direct access to the outdoor balcony where you can enjoy stunning lake views. The ensuite bath features statement wallpaper, a custom tile backsplash, & a spacious walk-in shower.
- Guest Suite #2 is filled with warmth and character, featuring floor-to-ceiling cedar-paneled walls, rich wood floors, and beautiful front yard views. The private ensuite bath is equally impressive with statement wallpaper, gorgeous granite countertops, and coordinating wood flooring.
- Guest suite #3 was inspired by The Plaza Hotel and is light and bright with wall trim details and a wall of built-in cabinetry and storage. The ensuite bath features beadboard walls and a walk-in shower.
- On the 3rd floor, guest suite #4 is an expansive retreat (or bunk room) featuring stained pine-paneled walls, wood flooring, and an oversized closet (w/additional space for a nursery if desired). The private ensuite bath offers a deep soaking tub and a separate walk-in shower.
- The enclosed, screened patio is a spectacular outdoor living space overlooking the water. Built-in cabinetry with a sink, grill, and pot burner makes entertaining effortless, while brick floors and a striking stone fireplace add warmth and character to this incredible retreat.
- The beautifully landscaped backyard is surrounded by lush foliage and mature trees, creating an ideal setting for relaxing or entertaining.
- The expansive Trex composite deck offers multiple spaces for relaxing, sunbathing, gathering around a firepit, or enjoying outdoor dining.
- Convenient waterfront amenities include a covered boat slip, 2 jet ski lifts, water-access ladder, and stairs leading directly to the lake.
- About half of bulkhead was replaced approximately 10 years ago.
- Upgraded roof with high impact shingles
- Custom stained-glass throughout was commissioned specifically for the house
- Solid wood floors
- Tall ceilings w/ beams
- 4 Fireplaces
- 4 HVAC's
- 2 water heaters, one traditional and one tankless
- Solid core doors
- Central vacuum
- Generac Generator

GRAND PINES MEMBERSHIP AVAILABLE

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