

Upgrades & Features

FEATURES:

- Beautiful custom waterfront home situated on an incredible tree-filled acre with abundant shade, exceptional privacy, and a picturesque setting. The expansive backyard provides more than enough space to build your dream pool and create a spectacular outdoor retreat!
- Attractive curb appeal showcases a classic brick façade, complemented by Hardiplank and brick on the rear exterior, along with meticulously maintained landscaping.
- The neighboring vacant lot enhances the sense of space and privacy.
- Oversized 2-car garage with a covered carport, offering additional sheltered parking.
- Dramatic two-story foyer showcases the home's spacious design and architectural appeal.
- Coat closet conveniently located down the hall just off the entry.
- Engineered wood flooring throughout main living areas, attractive tile in kitchen & bathrooms, plush carpeting in bedrooms.
- Spacious dining room overlooking the front yard features crown molding, chair railing, and an elegant chandelier, creating a bright and inviting setting for entertaining and special gatherings.
- French doors lead to a spacious study/home office, offering the ideal setting for remote work, a personal library, or a quiet retreat.
- The living room enjoys peaceful backyard views through a wall of windows, a lighted recessed ceiling, and a wall niche. The TV cabinet is excluded from the sale; however, a dedicated electrical outlet is already installed above the fireplace for a wall-mounted TV, if desired. Plumbing is also located behind the wall where the TV is currently positioned, providing the option to add a future wet bar.
- Chef's dream kitchen offering an abundance of cabinetry, complete with pull-out drawers and smartly designed corner cabinets for maximum storage and functionality. Other highlights include Silestone countertops, a large sink, a huge center island, and a walk-in pantry. (A second pantry is located in the floor-to-ceiling cabinets to the left of the wall oven & microwave) Luxury DCS appliances include a 6-burner gas range w/oven, a second wall oven & microwave, and a range hood.
- Huge light-filled breakfast room with access to outdoor patio
- Well-appointed laundry room w/ a convenient pocket door, features beautiful wood cabinetry for exceptional storage, a utility sink, and space for a refrigerator.
- The media room is equipped with wireless electronics and theater lighting designed for a true cinematic experience. The lighting is thoughtfully wired for dual-direction control.
- Powder bath is discreetly positioned in a hall off the living room, ideal for guests.
- There is an extra room (located near the half bath) that is currently being used as a craft room. This flex space can be an additional study, an exercise room, a playroom, or whatever best suits your lifestyle.
- A secondary bedroom and full bath are conveniently located just off the kitchen - ideal for guests who prefer easy, stair-free access.
- Use of pocket doors in the laundry room, primary bedroom, and primary closet enhance both flow and function, creating a seamless design while maximizing space.
- Private owner's suite features a recessed ceiling, generous space for a sitting area, and Hunter Douglas blackout shades. Thoughtfully designed window placement allows for furniture beneath



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while enhancing privacy. The spacious primary walk-in closet offers exceptional storage and is conveniently accessed through a pocket door.

- Spa-like ensuite bath features granite countertops with dual sinks, a vanity station, and a walk-in shower with a granite surround. The deep soaking tub offers a relaxing retreat with adjustable lighting for added ambiance. A convenient linen closet provides additional storage.
- The second floor includes a game room, 3 sizeable secondary bedrooms and two full bathrooms.
- The game room features French doors that open to the interior space and an additional set of French doors leading to a private balcony overlooking the peaceful tree-filled backyard.
- Bedroom #3 overlooks the backyard and has a walk-in closet
- Bedroom #4 overlooks the front yard and shares a hall bath with bedroom #3
- Bedroom #5 has the largest (walk-in) closet. This could be a second primary bedroom if desired.
- Texas basement & huge access attic for storage
- Extend entertaining outdoors on the spacious covered back porch featuring tile flooring, a gas line for a BBQ grill, and an awning for added shade and comfort. A separate side area is already wired for a hot tub, creating the perfect future spa retreat. The backyard is ideal for building your dream pool and creating your own personal outdoor oasis! An exterior door from the home provides convenient access to a bathroom, making indoor-outdoor living effortless for guests and everyday enjoyment.
- Enjoy a versatile additional 650 sq. ft. building featuring a mini-split A/C, epoxy flooring, a sink, a toilet, and a pump. Perfectly adaptable as a workshop, man cave, or hobby space - designed to fit whatever your lifestyle calls for.
- Bulkhead was installed before construction of the house in 2012.
- Enjoy the expansive 1200 sq.ft. upper deck (built in 2012) atop the boathouse - an incredible entertaining space where you can soak up the sun while taking in the serene surroundings, waterfront setting, and breathtaking views.
- Boatslip and 2 jet ski lifts - Boatslip/boathouse fits a 25 ft pontoon boat – could extend jet ski slips if needed
- The Termite Prevention Trap System is on quarterly maintenance
- Home has a Puragrain water filtration system
- The foundation is a Post tension slab
- Home has an Aerobic Septic System
- Sprayfoam insulation in the home and the workshop
- Pex plumbing
- Security system and cameras convey with the house
- 2 HVAC's - Downstairs AC has two zones
- 2 water heaters
- WHOLE HOME GENERATOR (2013)



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UPDATES:

- Roof & gutters (2016)
- Installed Whole home generator (2013)
- Both HVAC's (Furnace and AC's replaced (2025)
- Both Water Heaters replaced (2025)
- Heatolator fireplace
- Dishwasher in kitchen (2018)

EXCLUSIONS:

- Entertainment center in Living Room
- Security monitor

*** LOW HOA & TAXES ***

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