



4 Beds



2.5 Baths



2,091 SqFt

## 13991 Shoreline Drive Willis, Texas, 77318

### PROPERTY INFORMATION

- Year Built: 2025
- Lot Size: 8,427 SqFt
- Architectural Style: Modern/Farmhouse Style
- Subdivision: Lake Conroe Hills
- Builder Name: Hollus Anson Homes

### CONSTRUCTION FEATURES

- Engineered concrete Post Tension slab
- Exterior above grade walls constructed with 2"x4" studs that offer 16" center
- Interior walls constructed with 2"x4" studs that offer 16" center
- Exterior wall sheathing of 1/2" OSB and Tyvek home wrap
- Roof rafter constructed with 2"x6" studs that offer 16" center

#### EXTERIOR

- Brick 3/4 of home with Hardi-Plank Cement board on back
- Sherwin Williams exterior paint
- Vinyl Low-e solar cooling windows with tilt sash
- Limited lifetime warranty dimensional asphalt shingles
- Premium low-e exterior doors
- Premium low-e exterior back door with integrated blinds
- Matte black locks with dead-bolt on all exterior doors
- Sodded front, back and side yards around perimeter of house

### CONSTRUCTION FEATURES

- Garage fully finished with drywall, tape/float/texture and paint
- Cedar wrapped posts on front
- Two coach lights on garage
- Two coach lights on front door
- Faux outdoor shutters on front windows constructed out of Cedar
- Outdoor faucets and electrical outlets (as per plan)
- Screens on all operable windows
- Concrete sidewalk and driveway with gutter headwalls

#### INTERIOR

- Sherwin Williams Interior Wall Paint (Flat) and Trim Paint (satin)
- Upgraded 2-panel interior passage doors
- Ceiling fans with light in all bedrooms, gameroom and living area
- Custom built Mud bench with crown molding, hooks and shoe cubbies
- Upgraded Luxury LVP flooring in living room, kitchen and laundry
- Upgraded 12x24 ceramic tile in all bathrooms
- Upgraded carpet in upstairs bedrooms and gameroom
- Round interior drywall corners
- NEST thermostat
- Upgraded matte black hardware throughout
- Designer rocker wall switches \*9' ceilings throughout

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## CONSTRUCTION FEATURES

### KITCHEN FEATURES:

- Upgraded, Custom site-built Shaker style upper and lower cabinets with crown molding
- Upgraded quartz countertops
- Upgraded Farmhouse porcelain sink with quality pull down faucet
- Upgraded Stainless Steel Samsung electric energy efficient Smart range with steam clean (WiFi and voice enabled)
- Upgraded Samsung Stainless Steel OTR microwave with auto cook
- Upgraded Samsung Stainless Steel dishwasher
- Dedicated electrical outlet for refrigerator and plumbed for water/ice
- Moen 1/2HP garbage disposal
- Large 5' island with pots/pans drawers and breakfast bar
- Pendant light over island
- Large walk in pantry with shelving and auto on/off light
- Matte black cabinet hardware

## CONSTRUCTION FEATURES

### BATHROOM FIXTURES AND PLUMBING:

- Upgraded custom site-built double vanities with quartz top in primary and upstairs bath
- Framed mirrors in all baths
- Stylish pedestal sink in powder bath
- Separate walk-in rainfall shower in primary bath
- Free standing soaking tub with waterfall faucet and handheld shower wand and tile surround
- Chair height elongated high efficiency toilets in all baths
- Quality faucets and valves (matte black)
- Privacy locks on bathrooms
- Large walk-in closet in master
- Exhaust fans in all bathrooms

### INSULATION FEATURES:

- Premium insulation package (R13, R22, R30)
- Polycel insulated caulking sealant
- All doors and windows sealed

### MECHANICAL SYSTEMS:

- Energy efficient electric HVAC system
- Circuit breaker panel with 200 amp service
- Rheem high efficiency 40 gallon electric water heater

### BUILDER NOTES:


- All new homes include a **1-2-6** year warranty for peace of mind.
- Refrigerator and clothes washer/dryer are not included as standard items.
- Garage door opener can be added as an upgrade.




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## HOME FEATURES

### • Main Living Areas

- Open-concept floorplan with abundant natural light
- Spacious living/dining combo area ideal for entertaining
- Elegant black iron staircase adds architectural detail and charm
- Guest half bath conveniently located on the first floor

### • Kitchen

- Custom-built soft-close cabinets and drawers
- Quartz countertops with modern finishes
- Large island with breakfast bar
- Spacious pantry with auto-lighting
- Brand-new stainless steel appliances
- Farmhouse-style sink with modern fixtures

### • Bedrooms

- Primary suite (owner's retreat):
  - Located on the main floor
  - Lake views from the primary suite
  - Luxurious ensuite bathroom featuring:
    - Soaking tub + Rainfall shower
    - Dual sink with elegant finishes
  - Large walk-in closet located near the laundry area (direct access)

### • Secondary Bedrooms:

- Three spacious upstairs bedrooms with generous closet space
- Shared full bath (shower/tub combo) with double sink and modern finishes

### • Bonus Spaces

- Open game room area with access to balcony
- Balcony offers stunning sunset and lake views
- Plenty of storage throughout (linen closets, seasonal items storage, and more)
- MUD area for extra convenience and functionality

### • Exterior & Lot

- No back or right-side neighbors
- Quiet cul-de-sac location
- Large side yard (see form survey for details)
- Lake views from multiple areas of the home

### • Location

- Just 13 minutes to H-E-B and all the amenities of the growing town of Willis
- Only 25 minutes to The Woodlands for shopping, dining, and entertainment
- Easy access from the community to Lake Conroe