

3039 Rosemary Park Lane

Features and Benefits*

- Location! View! Best in ALL of Royal Oaks. Located on hole 10 overlooking several lakes and multiple other holes, the vista is breathtaking.
- Entertainers dream home
- 6698 square foot 2 story French stucco 4 bedroom, 3 plus 2 ½ bath home on 11,196 sq. ft lot.
- Pier and Beam foundation designed by Lone Star Geotechnical Services. 76 piers drilled to 12-15 feet with beams between the piers. Pool also has pier and beam foundation.
- Fleetwood “Norwood 3070-EX & 3000 sliding glass doors with custom color (Pella Poplar White) aluminum frames and SB-60 Low-E insulated & tempered glass in the Kitchen, Great Room, Primary, Game, Exercise Room and one Secondary Bedroom.
- Icynene Insulation system between floors, exterior walls, roof deck and sound walls
- 3 Lennox furnaces. Coils & air conditioner replaced 8/22/2022. Part warranty expires 8/29/2032
- 2 Viega ManaBloc Manifold systems to all water outlets in the home
- 14 foot ceilings on first floor, 12 foot ceilings on second
- Private guard gated community
- Only guard gated golfing community in Harris County
- Leaf filter gutter protection with Lifetime guarantee
- GE Generator
- Control4 Smart Home (lighting, sound & televisions)
- Custom light fixtures to include a Venetian dining chandelier from Italy
- Custom faux finish on the 1st floor guest bath and Wine Room
- Custom cast iron gates on the Wine Room
- Custom faux finish on the ceilings of the Great room, Dining room and Bar
- Extensive custom Primary Closet
- Two Gardall wall safes in the Primary Closet
- Two fireplaces
- Two bars, each with a sink, undercounter refrigerator and storage
- Marchal/Stevenson elevator with phone

- Viking 150 bottle capacity Wine Cellar with three independent temperature controls
- GE Profile stainless kitchen appliances
- Kitchen Aid 48" wide refrigerator with ice and water dispenser
- Bosch dishwasher
- All utilities are underground
- 2 Gas lights flank the front door
- Home Theater
- Infinity edge heated salt water pool with two spas plus water features
- Outside shower
- Outdoor kitchen
- Two hidden storage rooms
- Suitcase closet
- Security system to include alarm plus 5 cameras: two in the Great room, 1 in the upstairs hallway, 1 on the outside patio, 1 for the driveway
- Mosquito system
- Electric circuit for Holiday lights
- Large laundry room to include a sink & multiple storage-cabinets
- Circular driveway for off street parking
- Level 2 charger for EV vehicle including Tesla to J1772 adapter
- Dedicated circuit for Golf cart
- Epoxy garage floor coating

*Note: Per Seller