

Hansons Resort

Nestled with 1100 wooded acres of back door privacy in Spring, Texas, this unique property curates an experience of resort style living. Hansons Resort includes an expansive and beautifully crafted Mediterranean style home with a Tuscan flare, resort style pool, 5.5 acres of managed and surveyed bass lake, lush landscaping, and many places for indoor and outdoor entertaining. A stunning view can be admired in every area of this home. Included with the home is an attached guest quarters for family and friends to enjoy. Everyone can also enjoy the game room, large multimedia room, outdoor kitchen with upgraded stainless cooking equipment, and covered patios. Be entertained by the Savant audio system, which you can control by the touch of your mobile device. Store your vehicles inside either of the two 2-car garages, one tall RV/boat garage or outside on a large concrete parking area behind the home. At Hansons Resort, you are 10 miles from The Woodlands, 15 miles from Kingwood, 30 miles from Lake Conroe, 30 miles from Cypress, and 30 miles from downtown Houston. This beautiful, secluded resort style property will make you never want to leave. Truly every day is a vacation at this home. Hansons Resort is the ideal location and a luxurious place to relax and call home.

House features:

- ❖ 6989 SF on first floor
- ❖ 2927 SF on second floor
- ❖ 2479 SF covered porches
- ❖ 2163 SF garage area
- ❖ Parking slab
- ❖ 6 bedrooms
- ❖ 6 full bathrooms
- ❖ 2 half bathrooms
- ❖ Master suite with attached coffee bar, steam shower, Jacuzzi tub and private courtyard
- ❖ 5 fireplaces
- ❖ Large Game room
- ❖ Multimedia theater room with raised levels for seating
- ❖ 2 offices
- ❖ Several sitting areas
- ❖ Fitness room
- ❖ Wine room with refrigeration
- ❖ Attached guest quarters with full professional kitchen
- ❖ Stunning views of property throughout home
- ❖ Hand scraped wide plank wood flooring and slate tile
- ❖ Granite countertops
- ❖ Tall ceilings with brick accents in several places
- ❖ Elegant iron accents
- ❖ Beautiful mill work
- ❖ 2 staircases
- ❖ Elevator shaft
- ❖ Foam insulation throughout house
- ❖ Pressurized house with cooled attic space, which maintains air quality and efficiency
- ❖ Central manifold Pex plumbing system

- ❖ 3 on-demand commercial water heaters
- ❖ 45 kw Generac for entire house
- ❖ 5 AC units, 11 thermostat-controlled zones for efficiency
- ❖ Alarm system throughout house with both smoke and heat sensors
- ❖ Nuvo whole home audio system
- ❖ Gourmet kitchen with top-of-the-line Sub Zero/Wolf appliances
- ❖ Whole home water filtration system
- ❖ Whole home surge protection
- ❖ Non-realty items negotiable

Outside features:

- ❖ 7.17 acres
- ❖ 5.5 acre lake (3 acres privately owned)
- ❖ 1100 wooded acres behind property
- ❖ Cul-de-sac street
- ❖ 34 irrigation zones in yards and flowerbeds powered by water well
- ❖ Water well for irrigation, lake fill, pool fill and hose bibs
- ❖ Benders Landing water district for house
- ❖ 2 firepits (1 gas and 1 wood burning)
- ❖ Sand volleyball court
- ❖ Zipline for kids
- ❖ Resort style pool with chiller and controlled with mobile device

- ❖ Recently replaced Kool deck and Travertine pavers in recessed pool/tanning area
- ❖ Recently replaced tile around pool, hot tub and 2 negative edges
- ❖ Upscale Coastal Source audio system outside
- ❖ Updated stainless steel appliances in outdoor kitchen, grill/roisserie and flat grill
- ❖ Hot tub attached to pool
- ❖ Oversized therapeutic above ground hot tub includes Chroma therapy and aromatherapy in private fenced area
- ❖ Lake stocked with bass (some 10 lb +), crappie, sun perch and blue gill, extensively managed by a lake biologist
- ❖ Fish fed with up to 2000 lbs of crawfish annually, in addition to thousands of forage fish 2 times a year
- ❖ Lake has fountain and bubblers for aesthetic and summer cooling
- ❖ Abundant wildlife on and around property
- ❖ Current owner has drawings for 30 car multi-level garage to match home overlooking lake (not submitted for approval) and proposal for a lighted pickleball court in leu of sand volleyball
- ❖ Non-realty items negotiable