



11810 Bisonte St. – Features

Layout & Features

- One Story, 4 Bedrooms with 3.5 baths
- Half bath in garage for convenient pool & outdoor access
- Dedicated study with closet/shelving, (could function as a 5th bedroom)
- 2 Fireplaces - Exterior Fireplace is Stainless Steel; Living Room Fireplace blows heat into living space. Both equipped with propane gas fixtures and raised hearths including limestone rock surround
- Custom cedar wood mantle on back patio fireplace
- Primary suite with recessed lighting and bright natural light
- Custom walk-in closet in primary bedroom including high ceilings, seasonal pull down closet rods, adjustable shelving and additional built in storage
- Jack and Jill bathroom located between bedrooms 2, and 3 with additional custom cabinets and storage
- Refinished solid wood front door with charming speak easy window

Kitchen & Bathrooms

- Chef-style kitchen
- 3CM Upgraded Granite counters including 10ft island
- Stainless steel farmhouse sink
- Limestone backsplash
- Limestone cover for over the range vent hood
- Custom Knotty Alder Cabinetry with Soft Close doors and Full Extension drawer glides
- Under-cabinet lighting in the kitchen
- Automatic Pantry Light
- Hidden kitchen electrical outlets
- 6-burner Electrolux propane cooktop
- Seamless Glass Walk-In Shower
- Oversized custom soaking tub and seamless glass walk-in shower
- Separate vanity area and heated bathroom for added comfort
- Built-in jewelry cabinet in primary bath
- Electrical outlets in primary bathroom drawers and cabinets
- Expansive walk-in closet with seasonal pull-down rods and built-in storage
- Outlets in all closets
- All bathrooms include exhaust fans, new caulking and Moen lifetime fixtures
- Built in bathroom heaters
- Built-in soap dispensers at every sink

Outdoor Living & Entertaining

- Heated saltwater pool and hot tub by Blue Haven Pools
 - new pool & spa lights, coping re-caulked in 2025
- Extensive Covered patio area with Outdoor gas (propane) fireplace
- Stained wood tongue-and-groove ceiling on patio
- Outdoor Kitchen - granite counters, undermount sink, and 36" gas grill
- Fully fenced backyard by Superior Fence for privacy and security
- Front and side covered porch entries



More questions? Call or text Amber

979.943.1493

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Energy Efficiency & Construction Quality

- 400-amp electrical service, ready for future barn or workshop
- Engineer-certified post-tension foundation
- 2x6 exterior walls for added strength and insulation
- Walls, ceiling and roof are built with 16" centers (standard for most builders is 24")
- Eaves are 24" (standard for most builders is 12")
- Blown-in R23 fiberglass insulation in attic and walls
- Roof replaced in 2024 with Owens Corning TruDef Duration Lifetime
- Windows - Vinyl double-paned, Argon gas-filled for efficiency and sound reduction
- Sound-proof insulation in living/primary bedroom wall, as well as entire mud/laundry room
- 19-SEER dual-stage high-efficiency HVAC system with Heat Pump (electric heat)
- 2 - 50 gallon water heaters located in garage
- PEX plumbing for freeze protection.
- Additional electric plugs throughout home; many 3 way switches for added convenience
- Water softener hookup ready for future system
- Side entry door with sidewalk
- Additional concrete sidewalk from driveway to front door

Interior Highlights

- Mudroom drop zone with storage in utility
- Private utility room storage closet for large appliances and equipment
- High ceilings and abundant storage throughout.
- Ceiling fans in every room and 2 on back porch
- Two full stand-up attics for exceptional storage
- New upgraded carpet and padding (2025) and touch-up paint throughout.

Utilities & Exterior

- 350-ft private water well with tank housed in garage
- 250-gallon propane tank owned, not leased (servicing fireplaces and outdoor kitchen)
- New roof installed August 2024
- Garage - oversized 3 car garage (approx. 1300 sqft.)
- Power garage doors and ample driveway parking
- Refinished wood front door (stained/sealed 2025)
- Mature trees and no back neighbors for extra privacy

Bonus Items (Negotiable with Sale)

- Mounted TVs including garage TV
- Zero-Turn Hustler Raptor mower



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