

LAURA POWERS
PROPERTY GROUP
COMPASS

100 Bentwater Bay Drive
Feature List

Design

- Builder: Gunn Construction & Building, built 2015
- Architect: Hill Swift
- Interior Designer: Kyle Palmer, Palmer & Associates | Christi Petty, Chairma
- Landscape Architect: Tambra Shell
- Hamptons style design
- Generac liquid cooled generator 60kW, whole house, with transfer switch
- Spray open-cell foam insulation – High-efficiency performance, lower long-term energy costs, and improved indoor air quality for a healthier home
- Three Bradford water heaters (2020,2022,2024)
- 3-zoned geothermal Bosch air conditioning system
- 3M whole house water filtration system
- Whole house water softener by Environmental Protect Equipment
- Control4 Smart Home Automation: Security, HVAC, AV/Sound, lighting
- U-shaped to facilitate hallways for interior passage and for front courtyard
- Sited for limited sightlines into front of home
- Expansive back porch faces east for pleasant afternoons and evenings
- Garden house located in service yard surrounded by concealing brick walls
- Adjacent to Yacht Club allowing for continued privacy on that side
- 2 x 6 framing & floor trusses
- All copper plumbing, heavy duty Type L circulating pump in each water heater
- 42" foundation leveling piers installed before construction
- Custom double-hung windows
- Custom windows with removable screens

Interior

- All AV and all attached televisions stays with the home
- Gourmet kitchen with 48" Wolf range with 2 ovens, 6 burners, and a griddle
- Catering kitchen with additional oven
- Bosch dishwasher
- Sub-Zero freezer and refrigerator (custom panels)
- Custom stove hood
- InSinkErator hot water dispenser
- Custom kitchen light fixture
- Sonic ice machine in kitchen
- Washer dryer connections in appliance closet for future use

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- Water connections for built-in coffee machine
- Dressing room (with large mirror) connected to two separate spacious primary closets
- Bidet in primary water closet
- Laundry adjacent to primary with sink, cabinets, shelf, ironing board cupboard, and hanging rod
- 2018 Speed Queen Washer & Dryer
- Motorized window coverings (primary bedroom and office)
- Custom medicine cabinets throughout
- Extensive storage throughout (closets and shelves and drawers), including 7 attic spaces
- Second primary upstairs plus 2 secondary ensuite bedrooms extensive millwork
- Upstairs “hospitality room” with sink, mini fridge, and stacked washer/dryer
- Kiln dried brick floors
- Vermont soapstone countertops
- Marble countertops
- Custom cabinetry
- Plank (not engineered) wood floors, 1 x 8 oak planks hand-hewn and hand-sanded
- Custom window coverings throughout
- Unlacquered brass hardware
- Polished nickel hardware
- Transom windows
- Many pocket doors, including 9-ft between kitchen and dining
- Custom upholstered bench that fits under fireplace hearth
- Custom doors and windows throughout
- Dutch door to kitchen porch to catch the breeze and for pass through
- Under-stairs built-in pet nook
- Custom fireplace screen
- Custom closets for table leaves and table linens
- Layered lighting throughout
- Upholstered walls (powder room and vanity)
- Custom rugs throughout
- Coffered ceiling (Living room)
- 4 operable porthole windows
- Beamed ceilings (kitchen and primary bedroom)
- Studio / 2nd office with sink and windows on three sides, suitable for painting, sewing, crafting
- Wool carpeting in secondary bedrooms
- Security system
- Library / Music with built-in window seat, brass foot rail, and library shelving
- Window seat with hidden storage in upstairs sitting room/den
- Many extremely large closets throughout
- Two-sided full masonry gas fireplace with gas logs
- Whole house (interior and exterior) sound system
- Central vacuum system

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Exterior

- Bulkhead with dead-man anchors installed before construction
- Extended dock (with unique permission to extend to 40 feet)
- Dock has a step-down platform for entering and launching kayaks
- Slips for large boat, and two jet skis, with a third jet ski on a lift
- Dock sink and cabinet, motorized lifts for watercraft to avoid damage from high lake levels, dock storage room for water toys and gear, 2024 covers on slips
- Custom oversized 8' x 9' in-ground heated spa
- Putting green, chipping green
- Outdoor living with full masonry woodburning fireplace on porch (with gas)
- Outdoor kitchen with gas grill, sink, mini fridge, cooling drawers, stone counters, storage, and 4 ceiling fans
- Gracious porch across the entire lakeside of the house with double circle porches
- Two twin-sized porch swings
- Santa Ana tiled roof, fabricated to look like wood (from Columbia)
- Gas lanterns (front and back)
- Landscaping and walkways on all 4 sides
- Many wonderful plantings including many varieties of special roses, a flowering tree that smells like Laffy Taffy, Japanese irises, Louisiana irises, old-fashioned altheas, hydrangeas, fig tree, plums trees, Mexican oaks, river birches, maples, daylilies, fence line of Japanese yews for privacy, fence line of Eagleston hollies for shade and privacy
- Fountain in formal garden
- Irrigation system that draws from Lake Conroe
- Large private, outdoor shower with irrigated planters on brick wall
- Iron fencing
- Capability for electric gate across driveway
- Carriage house garage doors
- 3-bay garage with epoxy coated flooring (2 car + golf cart)
- Garage wired for two electric car chargers
- Air-conditioned workshop in garage
- High ceilings in garage
- Freeze-proof hose bibs around entire perimeter
- Copper downspouts and gutters
- French drains, sloped yard

Maintenance Agreements / Warranties

- Quarterly service by Hart Pest and Service:
 - Sentricon Termite Monitoring System for preventative purposes only
- Sprinkles Irrigation serviced irrigation system 3-11-25
- Mikeska monitors security system
- Home of Texas Home Warranty – 10 Year from 4/11/18

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Furniture / Water Sports / Non-Realty

- Interior Furniture \$500k includes lighting, window coverings, rugs, throw pillows / negotiable
Excludes: Jonathan Charles chest in powder, ottoman in primary closet, sofa and worktable in studio, 3 walnut side tables in living, walnut side table in dining alcove, chair-side tables in upstairs guest rooms, triangle table in 2nd floor sitting room, wooden step stool in kitchen, all personal items including bedding, art, sheets.
- Exterior Furniture \$40k
Excludes: pellet grill, pizza oven
- Water Sports:
 - 2023 Bennington Tri-Toon Boat and Trailer \$80k
 - 2021 Yamaha Jet Ski \$12k
 - 2017 Sea Doo Jet Ski \$9k
 - 2014 Club Car Golf Cart \$1500

Bentwater Yacht & Country Club Membership

- Transferable membership to Grand Pines (transfer fee is significantly less than upgrade fee)
- 54 holes of championship golf including Weiskopf, Miller & Grand Pines
- Clubhouse dining and social venues (Country Club, Yacht Club, Sports Club)
- Fitness center and racquet club (tennis/pickleball)
- Day spa and wellness services
- Yacht Club Marina services, ship store, pool
- Sports Club Pool Complex, 25-meter Junior Olympic-style pool, wading pool, dining service
- Guest villas and event/wedding venues with scenic views

Bentwater Membership Tiers

- Grand Membership – Full access to all amenities: golf (multiple courses), practice facilities, clubhouse dining, spa, fitness, racquet club, marina, pool, and events
- Country Club Membership – Includes golf on select courses, practice facilities, dining, fitness, racquet club, marina, and pool access
- Masters Golf Membership – Golf privileges with discounted greens fees, plus access to dining, fitness, racquet club, spa, marina, and pool
- Sports Club Membership – Access to clubhouse dining, fitness center, racquet club, spa, marina, and pool (no golf privileges)
- Social Membership – Clubhouse dining, marina access, spa, and pool facilities (no golf)

Membership
Info



Membership
Packet



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