

Upgrades & Features

UPDATES SINCE PURCHASE:

- Extended decking on the upper outdoor area for more seating outside, resurfaced the entire pool, added a spa, replaced pool equipment, and installed a fireplace on the lower level patio
- Kitchen remodel -- Includes a new large island, countertops, copper sink, dishwasher, WOLF 8-burner gas stove w/ 1.5 ovens, additional WOLF oven in the island, painted cabinets, custom vent hood cover, built-in spice racks, designer backsplash, Sub-Zero fridge/freezer, added pullout drawers in the pantry
- Extended the second floor by adding a game room, study nook, and large closet
- New Plank flooring throughout main living areas and new carpet in bedrooms
- All interior repainted
- Remodeled primary bath with new flooring, new steam shower w/ 6 shower heads, can lights, and statement "His & Hers" vanity areas w/designer wallpaper, new mirrors, hardware, and plumbing fixtures
- Remodeled the pool bath w/new shower, tile, urinal, countertops, hardware, and painted cabinets
- One updated AC
- One updated tankless water heater
- Dry bar with updated paint, countertops and wine fridge
- Retiled the fireplace wall and installed a new mock/electric fireplace (removed old fireplace in an unconventional location)

FEATURES:

- Luxurious waterfront home, custom-built by Jim Morris, in the prestigious gated community of Bentwater
- Located on a quiet cul-de-sac street next to a pocket park so no neighbors on one side
- Arrive to an enchanting cobblestone & stucco elevation, complemented by a stamped-concrete driveway and lush foliage for an attractive curb appeal
- Two-car insulated garage w/ an additional golf cart bay
- Double front door entry w/ leaded glass detail
- Soaring 12 ft ceilings
- Solid wood 8 ft interior doors
- Plantations shutters and transom windows throughout
- Luxury Vinyl Flooring in main living areas, plush carpeting in bedrooms
- Living room -- open to kitchen and dining, features a warm (mock) fireplace for ambiance and huge butte glass windows to enjoy stunning lake views
- Completely updated eat-in kitchen! Features include a large breakfast island (seats 7 people!) that houses a beautiful hammered-copper sink, a WOLF oven, and a dishwasher. The cooking station is defined by a custom vent hood cover and features built-in spice racks and an 8-burner WOLF gas



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range w/ 1.5 ovens complemented by an elegant backsplash. Other amenities include a Sub-zero fridge/freezer and a custom pantry system w/pullout drawers.

- A dry bar is just off the kitchen and features a wine/beverage fridge, wine rack, and storage.
- Spacious owner's retreat features plantation shutters and a huge, remodeled closet boasting of custom built-ins for ultimate organization
- Owner's spa-like ensuite bath w/ new tile flooring, man-made quartz countertops, glass front cabinets, new hardware, new steam shower w/ 6 shower heads, can lights, and statement "His & Hers" vanity areas w/designer wallpaper
- Generous laundry room w/ sink and tremendous storage
- Pool bath features a new, beautifully tiled shower, ample storage, and a new urinal
- Game room and study w/ a vaulted, beamed ceiling that overlooks the beautiful Lake Conroe
- Three private secondary bedrooms, each with ensuite baths. (3rd bedroom could be the game room/media room as it has a wet bar and built-in storage)
- The entertaining backyard provides multiple areas for outdoor enjoyment! A covered patio w/ a warm fireplace for relaxing, and an open area for dining (could be a fire pit area) and taking advantage of the soft evening breezes.
- The sparkling PebbleTec pool features a hot tub and a grotto area under the deck, perfect for entertaining friends and family.
- Boat slip & 2 jet ski lifts, plus a spacious deck area (Trex) for sunbathing or fishing

EXCLUSIONS:

- Mirrors in Primary Bath & Downstairs Bath, Speaker brackets in Living Room & 5th Bedroom (Previously the media room), potted plants and window boxes

Sarah Conway Properties Team

