



# Features & Upgrades

318 LITTLE DOVE

## ***Exterior & Property Grounds:***

- Waterfront lot with expansive lake views
- Private shoreline
- Resort-style pool with sun deck
- Professional landscaping with curated plantings
- Irrigation system
- Outdoor lighting for ambiance and evening enjoyment
- Putting green for recreation and entertaining
- Spacious patios and lounging areas
- Multiple outdoor seating and gathering zones
- Generous driveway with ample guest parking
- Whole-home generator for peace of mind

## ***Entry & First Impressions:***

- Welcoming architectural design with clean modern lines
- Large windows capturing immediate water views
- Open-concept layout designed for entertaining
- Abundant natural light throughout main living areas

## ***Living Room & Main Gathering Spaces:***

- Expansive living area oriented toward the lake
- Oversized windows and glass doors maximizing views
- Seamless indoor-outdoor flow to patio and pool areas
- High ceilings enhancing openness and scale
- Designer lighting and finishes

## ***Kitchen:***

- Chef's kitchen designed for entertaining and functionality
- Large center island with seating
- High-end appliances
- Generous prep and storage space
- Custom cabinetry
- Premium countertops
- Open connection to dining and living spaces



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## **Dining Area:**

- Positioned to capture scenic views
- Ideal for both formal dining and casual gatherings
- Open layout supporting entertaining flow

## **Primary Suite:**

- Private retreat with water views
- Spacious bedroom layout with sitting area potential
- Spa-inspired bathroom
- Freestanding soaking tub
- Walk-in shower with luxury finishes
- Dual vanities
- Two large walk-in closets with custom organization

## **Secondary Bedrooms & Bathrooms:**

- Well-appointed guest bedrooms
- Flexible use for family, guests, or office space
- Updated bathrooms with modern finishes
- Thoughtful layout for comfort and privacy

## **Guest Apartment / Additional Living Quarters:**

- Separate living space ideal for:
  - Guests
  - Multigenerational living
  - Private office
  - Long-term visitors
- Independent functionality from main residence
- Two access points - exterior and from within the main house

## **Recreation & Lifestyle Features:**

- Resort-style outdoor environment designed for entertaining
- Putting green for recreation
- Poolside lounging areas
- Multiple entertaining zones for gatherings and events
- Exceptional sunset viewing opportunities



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## ***Waterfront & Lake Lifestyle:***

- Direct lake access
- Ideal location for boating, fishing, and water recreation
- Wide open water views
- Peaceful setting with natural surroundings
- Designed to maximize connection to the waterfront

## ***Systems & Infrastructure:***

- Whole-home generator
- Energy-efficient construction elements
- Updated HVAC components (verify dates if you want to include)
- Quality construction and materials throughout

## ***Technology & Convenience:***

- Modern lighting and electrical features
- Functional layout for everyday living and entertaining
- Ample storage throughout the home

## ***Overall Lifestyle Highlights:***

- Designed as a private waterfront retreat
- Ideal for entertaining large gatherings
- Resort-inspired outdoor living
- Luxury finishes with comfortable livability
- Rare combination of recreation, relaxation, and waterfront access

## ***Why the Sellers Love This Home:***

- Stunning sunsets and endless birdwatching make every moment on the lake unforgettable.
- The pool, putting green, and outdoor living spaces feel like a private resort — ideal for relaxing or entertaining.
- The open layout and spacious kitchen bring everyone together for holidays, weekends, and gatherings.
- The separate guest apartment provides flexibility and privacy for visiting family and friends.
- A peaceful lake escape that's still conveniently close to Houston.