

*64 South Parkgate Circle
Shenandoah, Texas*

*Signature Interior &
Exterior Features*



Belle Maison

*Designed by
Frankel Building Group
& completed in 2013*

64 South Parkgate Circle Shenandoah, Texas

- Parkgate Reserve HOA \$1370/annually
- Building Square Feet: 4966
- Lot Size: 12,174
- Bedrooms: 4 + Bathrooms: 4.5 + 3-car garage
- No MUD Tax in Shenandoah
- 2025 Taxes: \$26,692
- Tax Rate: 1.662%
- Limited Access Gates



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Refined Interiors

- Custom cabinetry built-ins in media room, office and dining room offering abundant storage throughout home
- 3-car garage with epoxy-coated floors, workshop area with cabinetry and workbench; EV car charger in garage
- Beautiful coffered ceilings in family room with recessed paneling
- Limestone flooring (downstairs)
- White oak wood flooring in primary bedroom, office, game room & one upstairs suite
- Plantation-style custom wood shutters throughout home
- Custom chandeliers & designer lighting fixtures
- Upstairs bonus room perfect for indoor fitness with a mirror wall and aerial silks installation



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Private Outdoor Sanctuary

- 16x32 saltwater pool with lighting with modern elevated design
- Pool heat pump heater + chiller; professionally maintained weekly
- Covered lanai/veranda with travertine flooring
- Built-in outdoor stainless grill
- Overhead ceiling fans
- Landscape lighting
- MistAway programmable tankless mosquito misting system (back & side yards)
- no rear neighbors... backs to green space for ultimate privacy & serenity
- Primary bedroom has exterior door to outdoor pool & veranda
- Custom cedar-plank rich wood vaulted ceilings
- Floor-to-ceiling stacked stone gaslog fireplace



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The Chef's Kitchen

- Thermador Freedom Induction Cooktop (gas connection available) with Demeyere cookware set included
- SubZero 48" built-in refrigerator/freezer with water & ice dispenser
- Viking double ovens & microwave
- Bosch dishwasher
- U-Line 48-bottle wine cooler
- Oversized Walk-In Pantry
- Butler Pantry
- Kitchen counters: Moon Night Quartzite & Absolute Black Granite (3cm sealed)
- Powder, dining & wine room counters: Moon Night Quartzite / Absolute Black Granite
- Utility & outdoor kitchen counters: Pearl Cream Granite (3cm sealed)
- Open concept to family with large island & counter seating
- Undermount sinks
- High efficiency LG washer and dryer



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Technology & Systems

- Whole-home Crestron Audio/Video system with iPad controls
- Built-in speakers: family room, dining, veranda, primary bedroom & bath
- Media room with 98" 4K television included
- Polk Audio speakers
- Dolby 5.1.2 Atmos surround sound
- Ethernet hardwiring throughout
- Dual high-efficiency HVAC systems
- Icynene spray foam insulation
- Tankless on-demand water
- Four TVs with brackets including a 98' TV in the media room
- Roof - 2023



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Primary Spa Bath & En Suites

- BainUltra hydro-thermo jetted soaking tub wrapped in mosaic tile and frame by marble surrounds
- Two distinct sink areas
- Modern lighting
- Dedicated vanity area
- Dual & expansive custom closets for exceptional storage. One of the primary closets flows into the laundry room ... brilliant functionality and design
- Toto Washlet bidet system in master bath
- Beautiful marble counters
- Powder bath has a wall-mounted floating vanity with under cabinet accent lighting



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