

# Upgrades & Features

## UPDATES SINCE PURCHASE:

- Full exterior paint on the main house, trim, driveway edging, metal gates & outdoor lighting by Progress Painting (2025)
- Full interior of house painted (2013)
- Updated kitchen w/ butler's pantry and primary bath w/ vanity lights & mirrors (2013)
- Upstairs attic was made into a bonus room by Brand R Construction (2013) – (Owner's currently use it as a home office/study)
- Wine cellar installed by AABC Wine Cellars who also do semiannual maintenance (2014) Celler compressor and inside fan assembly replaced (2025) Updated AC (3/2024) (Shelves were intentionally left unfinished)
- Main house and primary bedroom HVAC systems replaced by Schiller Air Conditioning (2023) Second floor HVAC replaced in (2022) The casita HVAC has not been replaced
- Updated flooring on stairs (replaced carpet w/wood) by Brand R Construction (2013)
- Updated flooring in dining room, primary bedroom and 2<sup>nd</sup> floor (2013)
- Pool resurfaced and new electronics completed (2015)
- New steel fence installed by Straight Line Fencing (2025)
- Updated all three water heaters (2025)
- Garage floor coating, cabinets, overhead and wall storage installed (2015)
- Soft starts placed on all AC units and house was wired to include all circuits on the generator except the kitchen electric stove and a few outlets (2025) Semi-annual maintenance is done by Logo Electric.
- All fluorescent fixtures were replaced with LED fixtures and installed under LED lighting under the kitchen, butler's pantry and office area cabinets by Logo Electric (2025)
- Schiller Air Conditioning installed new UV lights (air purification systems) in air ducts (2024)
- Driveway seams filled by Polytex Concrete (2025)
- Replaced outdoor DCS gas grill (2022)
- Water Softener installed and serviced by Wallin Plumbing (2023)

## FEATURES:

- Magnificent, Tuscan-style Golf Course home, custom-built by renowned builder, Brand R Construction, in the highly sought-after lake and golf community of Bentwater.
- Located on a beautiful waterfront street and perfectly positioned on the Miller #9 green
- Meticulous landscaping complements a circle driveway for effortless entering and exiting the property
- 3-car garage features insulated doors, cabinets for storage, a work bench and epoxy flooring
- Courtyard entry w/ hand-carved double doors give an impressive entrance into the home
- Beautiful foyer with stunning focal wall feature. The entrance into the casita is on the left side of the foyer. Turn right to continue into main house.
- 8 ft solid core interior doors
- 12 ft soaring ceilings



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- Hunter Douglas interior shades
- Sound system in all rooms
- Grand dining room w/ wood floors, plantation shutters, wall niche for dining hutch and statement ceiling w/ an elegant chandelier
- Amazing wet bar features granite counters, sink, dishwasher, generous storage and “Old World” wallpaper that gives a European flare
- Wine cellar has an approximate capacity of 1200 bottles plus 10-15 case storage
- Huge eat-in kitchen w/ breakfast bar that houses the sink, dishwasher and storage. Other features include a Roper built-in fridge and a double-sided fireplace.
- Butler’s pantry w/ double oven and microwave (KitchenAid appliances approx. 5 years old)
- Living room w/ built-in’s, warm fireplace (double-sided to kitchen), and sound system (Installed and serviced by Best Buy) Large windows (& transom windows) allow abundant natural light and French doors lead to the serene back yard that overlooks the golf course
- Owner’s retreat features engineered hard wood floors, crown molding, has access to the patio, and enjoys peaceful golf course views
- Owner’s ensuite bath w/dual vanities, jetted soaking tub, huge walk-in shower, and built-in storage
- The second floor features a bedroom w/ensuite bath, a game room and a HUGE WALK-IN ATTIC for storage
- Well-appointed laundry room with a utility sink, convenient folding counter, room for a second refrigerator, and extensive cabinet storage. (The washer/dryer convey w/ the home!)
- Private entry into the amazing casita featuring a wine bar w/ sink and fridge, and two bedrooms w/ ensuite baths. Both bedrooms have access to the wet bar, the screened porch area and the sparkling pool.
- Fabulous courtyard pool w/ spa and heater. Pool is 4.5 ft deep in the middle and features limestone coping. There is an electric awning over pool for shade.
- There are two patios – one off the kitchen that overlooks the pool and one off the living room that overlooks the golf course. Both patios have motorized screens for protection from the elements and pesky bugs.
- GENERATOR!

\*\*\*GRAND PINES MEMBERSHIP AVAILABLE\*\*\*

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*Sarah Conway Properties Team*



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## ITEMS THAT CONVEY WITH THE HOME:

- Golf Cart
- Most of the outdoor furniture
- Most indoor furniture negotiable
- Living room TV and sound system (Installed and surfaced by Best Buy - 2024)
- Water Softener (Installed and serviced by Wallin Plumbing - 2023)
- Drapery and all window coverings
- Garage storage cabinets and steel racks

## EXCLUSIONS:

- Art work, pictures and wall hangings
- Wine cabinet in dining area
- Utility room refrigerator
- Garage freezer
- Tools in garage
- Wine in wine cellar

## UTILITY BILLS:

- Centerpoint (gas) - Pool approximately \$30/month, House average \$97/month
- Entergy (electric) – Approximately \$388/month, high \$579, low \$234
- Hays Utility (water and garbage) - \$87/month, high \$150, low \$61

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