

Upgrades & Features

FEATURES:

- Beautiful Golf Course home with waterview. custom-built by highly acclaimed builder, Brand R Construction located on the preferred west side where soaring majestic trees create a serene wooded setting
- Elegant brick and stone elevation complemented by lush landscaping and a NEW ROOF! (approx. 3-4 yrs)
- 2-car garage with insulated doors and an additional golf cart bay, separate storage area and door to side yard. There is a dog run on the side yard so you could add a doggy door.
- Double “Knotty Alder” wood front doors open into a stunning open-concept floorplan
- Crown molding
- Soaring ceilings
- 8 ft interior doors
- Site built cabinetry w/pull outs
- Plantation shutters throughout
- Hand milled onsite Red Oak wood flooring in entry, living room, kitchen, and primary bedroom
- Off the foyer is a media/theater room with barn door entry featuring projector lights, a receiver, and a sound system for the entire house and back patio. Other features include a wet bar w/ copper sink, beverage fridge and generous storage.
- Spacious living room with 12 ft soaring ceilings, shiplap accent wall, a warm fireplace flanked by built-in’s, and a huge (butte glass) picture window frames beautiful golf course views
- Dreamy chef’s kitchen with a huge breakfast bar, generous cabinetry, granite countertops, 5-burner gas stove, and stainless appliances (new KitchenAid dishwasher & an updated oven & warming drawer) that include a built-in Miele coffee machine & a Kohler apron sink. A center island offers a veggie sink w/garbage disposal, a built-in wine rack, a paper towel holder, and additional storage.
- Convenient office nook and mud room off kitchen
- Fabulous laundry room with tile backsplash, SS sink, built-in ironing board and generous storage
- Light-filled breakfast area/dining space overlooks the back yard and golf course
- Owner’s retreat with shiplap accent wall, double tray ceiling, statement bedside lighting, sitting area, huge walk-in closet and patio access
- Owner’s ensuite bath features dual marble topped vanities w/updated sinks and lighting, a jetted soaking tub, separate walk-in shower w/ 5 spray heads and ample storage
- First-floor guest suite offers built-in shelving, a cozy window seat, pocket door to walk-in closet, and a private ensuite bath
- Charming half bath with shiplap accent walls, classic brick flooring, and a distinctive antique vanity that adds vintage charm
- Upstairs offers a bedroom with built-in’s galore, an expansive walk-in closet and French doors that open to a balcony showcasing beautiful views of Lake Conroe. A full bathroom is also conveniently located on this level with classic features that include black and white tile flooring and a stunning leaded glass window.



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- Savor the waterfront breezes from the inviting outdoor areas, including a screened back patio and an upstairs balcony with elegant tongue-and-groove ceilings and slate flooring.
- Low maintenance landscaping and astroturf in the pool-sized backyard
- Pex plumbing
- 2 HVAC's (2020)
- 2 H2O's
- Sprinkler system

*****MASTERS GOLF MEMBERSHIP AVAILABLE*****

UPDATES SINCE PURCHASE:

- Painted downstairs interior and cabinets
- Added shiplap in living room, kitchen, half bath, guest bedroom and primary bedroom (can be taken down)
- Replaced granite island in kitchen with a wooden island, updated backsplash, oven/warming drawer and faucet in kitchen
- Updated flooring in office nook and mud room
- Updated backsplash and flooring in laundry room
- Remodeled half bath with new flooring, and an antique vanity w/sink.
- Changed brick on fireplace to a German smear, added a cedar mantle in living room
- Added bedside lighting in primary
- Updated sinks in primary bath
- Updated all lighting downstairs
- Wrapped light pole in front yard with cedar

Sarah Conway Properties Team

