

Zach Richmond

281.684.7497

Marlys Mulkey

972.824.0002

28207 E Benders Landing Blvd

Exceptional Amenities and Upgrades

Characteristics

8,883 Square Feet

Built in 2004

43,564 Lot Square Feet

7 Bedrooms

6 Full Bathrooms & 3 Half Bathrooms

Guest Suite with Full Kitchen

2 Car Garage (*Can be converted back to an additional 2 car*)

Interior

- Elevator
- 4 New HVAC Units with Zoning
- Whole Home Water Softener System
- New Tankless Water Heater
- New Attic Duct Work
- Wood and Travertine Floors
- Neutral Paint Palette
- Plantation Shutters
- Crown Molding, Built-In's & Elegant Millwork Throughout
- Surround Sound
- Wrought Iron Staircase Balusters
- Built-In Desks and Bookshelves
- 3 Gas Fireplaces
- Exposed Wood Beams
- Expansive Windows
- Media Room with New Screen & Projector
- Workout Room with Split Unit, TV Mount, Mirror & Water Views
- Formal Dining, Formal Living, Den, Sunroom, Breakfast Area

Kitchen

- 6-Burner Gas Cooktop with Griddle
- Double Ovens
- New Stainless-Steel Dishwasher
- New Built-In Stainless-Steel Refrigerator
- Walk-In Pantry
- Prep Sink
- 8-ft Mesquite Island
- Water Purifier at Kitchen Sink



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Master Wing

- Large Bedroom Opens to Private Outdoor Patio with Water View
- Gas Log Fireplace
- Spacious Sitting Area
- Luxurious Spa-Like Bath
- Soaking Tub & Separate Walk-in Shower
- His/Her Vanities Plus Additional Make-Up Vanity
- Custom Walk-In Closet

Guest Bedrooms

- Unique Sizing with Built-In's (*one with a loft area and spiral staircase*)
- Some offer Water Views
- Nice-Size Closets
- En-Suite Bathrooms

Exterior

- Whole Home 48kW Generator
- 6" Gutters Around the Entire Home
- Mosquito Misting System
- New Pool Pump
- Sprinkler System
- Playset
- Aerobic Septic System
- Extended Covered Patio with Gas Connections
- Fully Gated with New Automatic Front Gate
- Lush Manicured Landscaping
- Circle Driveway
- Porte-Cochere

AVERAGE UTILITY COSTS:

- Electric: \$350
- Gas: \$100
- Water \$200



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