

AVAILABLE IN GRAND LAKE ESTATES MONTGOMERY, TEXAS

15558
Roberts Ct.

MLS #23688077



EXCEPTIONAL 1.5-STORY ESTATE ON 1.03 WOODED ACRES. 4 BEDROOMS/3 BATHS - 2,815 SQ FT

DISCOVER REFINED LIVING IN THIS STUNNING HOME NESTLED WITHIN A GATED GOLF COURSE COMMUNITY. THE EXTERIOR SHOWCASES TIMELESS AUSTIN STONE, BRICK, AND CEMENT BOARD, WHILE THE INTERIOR IMPRESSES WITH PLANTATION SHUTTERS, CROWN MOLDING, CUSTOM BUILT-INS, AND ELEGANT TILE, WOOD, AND LUXURY VINYL FLOORING. THE GOURMET KITCHEN IS A CHEF'S DREAM FEATURING GRANITE COUNTERTOPS, AN OVERSIZED ISLAND, CAFÉ GAS RANGE, NEW DISHWASHER, FARMHOUSE AND PREP SINKS, SOFT-CLOSE CABINETRY, WALK-IN PANTRY, AND DESIGNER LIGHTING. RETREAT TO THE LUXURIOUS PRIMARY SUITE BOASTING DUAL VANITIES, SOAKING TUB, SEPARATE SHOWER, LINEN CLOSET, TWO WALK-IN CLOSETS, AND HIDDEN STORAGE. THE VERSATILE FLOOR PLAN OFFERS 4 BEDROOMS, 3 FULL BATHS, AND A SPACIOUS UPSTAIRS FLEX ROOM. PREMIUM AMENITIES INCLUDE SCREENED PORCH, FENCED GARDEN AREA, GAS LOG FIREPLACE, 24KW GENERATOR, TANKLESS WATER HEATER, WATER SOFTENER, HEPA FILTRATION, CAT WIRING, LED LIGHTING, KOHLER FIXTURES, IRRIGATION SYSTEM, GUTTERS, WALK-IN ATTIC, GARAGE SINK, STORAGE ROOM, AND ADVANCED SEPTIC SYSTEM. LOW TAX RATE. MONTGOMERY ISD.



KATE POWELL, BROKER ASSOCIATE
PAM WESTLAKE REALTY GROUP
(303) 570-6160
KPOWELLHOMES@YAHOO.COM
WWW.KATEPOWELLHOMES.COM



kp

kate powell homes

PAM
WESTLAKE
REALTY GROUP

15558 ROBERTS CT., MONTGOMERY, TEXAS 77316



TOTAL: 2778 sq. ft.
1st floor: 2163 sq. ft., 2nd floor: 615 sq. ft.
EXCLUDED AREAS: GARAGE: 661 sq. ft., SCREENED PORCH: 252 sq. ft., OPEN TO BELOW: 140 sq. ft.



TOTAL: 2778 sq. ft.
1st floor: 2163 sq. ft., 2nd floor: 615 sq. ft.
EXCLUDED AREAS: GARAGE: 661 sq. ft., SCREENED PORCH: 252 sq. ft., OPEN TO BELOW: 140 sq. ft.



- 4 BEDROOMS/3 FULL BATHS, BUILT IN 2022
- BRICK ALL FOUR SIDES, HARDY BOARD AND AUSTIN STONE EXTERIOR
- 1.03 ACRE WOODED LOT WITH FENCED/ENCLOSED PORTION OF BACK YARD
- 24KW GENERAC GENERATOR WITH AUTO UPDATING/CHECKS
- SCREENED BACK PORCH, GARDEN SPACE, STONE WALKWAY
- SEPTIC WITH CHLORINE INJECTOR SYSTEM (NOT REQUIRING TABLETS)
- 4 BEDROOMS, 3 FULL BATHS, WALK-IN CLOSETS
- OPEN FLOORPLAN
- WOODGRAIN TILE MAIN LEVEL, WOOD STAIRS, LVP HERRINGBONE DESIGN FLOORING UPSTAIRS
- PLANTATION SHUTTERS THROUGHOUT
- STONE GASLOG FIREPLACE, CROWN MOLDING, BUILT-INS IN LIVING AREA
- LARGE UTILITY ROOM WITH GRANITE COUNTERS, CABINETS, HANGING RACK
- HUGE STORAGE CLOSETS COMING IN FROM GARAGE AND UNDER STAIRS
- KOHLER FIXTURES, CAT WIRING/WIRELESS, PLANKED ATTIC ACCESS

- MUD ROOM WITH SHIPLAP, STORAGE SPACE
- WHOLE HOME HEPA FILTER, TANKLESS WATER HEATER, LED LIGHTING W/DIMMERS
- GOURMET KITCHEN: GRANITE COUNTERS, CAFÉ GAS RANGE WITH LARGE OVEN, ISLAND W/SEATING, STORAGE, AND DROP LIGHTING, VEGGIE AND FARMHOUSE SINKS, DISPLAY AND SOLID CABINETS, SOFT-CLOSE CABINETS AND DRAWERS, WALK-IN PANTRY, UNDER CABINET LIGHTING
- PRIMARY: SITTING SPACE, WOOD-GRAIN TILE FLOORS, PRIMARY BATH WITH 2 WALK-IN CLOSETS, LINEN STORAGE, SEPARATE TUB AND SHOWER, 2 SINKS, HIDDEN STORAGE, POCKET DOORS, GRANITE COUNTERS
- MORE DETAILS:
- APPROXIMATELY AN ADDITIONAL 320 SQ FT ON APPRAISAL
- OVER-SIZED 2-CAR GARAGE WITH EXTERIOR DOOR ENTRY
- UTILITY SINK & WATER SOFTENER/FILTRATION SYSTEM IN GARAGE
- AUTO GARAGE OPENER
- EXTRA SPACE IN GARAGE FOR STORAGE
- ALARM SYSTEM
- SPRINKLER SYSTEM WITH 6 STATIONS
- MINI FRIDGE, STAND-UP FREEZER, STAINLESS FRIDGE NEGOTIABLE