



Property Features – 10880 Circle Drive, Willis, TX

General Overview

- Built in 2022 – custom construction
- Approx. 1,758 sq ft
- 2 Bedrooms | 2.5 Bathrooms
- Flex room (can be 3rd bedroom, media room, game room, or office)
- 50' wide waterfront lot
- Approx. 7,525 sq ft lot (.17 acres)
- Elevation at approx. 208' – **no history of flooding**
- Previous home at lower elevation on same site did not flood during Hurricane Harvey
- Low tax rate
- No HOA

Waterfront & Outdoor Features

- 50' of waterfront on Lake Conroe
- Open water views of both **cove and main channel**
- Covered boat dock with:
 - Shingled roof
 - Boat lift
 - Decorative lighting on timer
- Separate **fishing pier/dock** with automatic amber lighting at dusk
- Approx. 5 ft depth at full pool near dock
- Vinyl bulkhead (2013)
- Large covered back patio:
 - Positioned 18" below foundation for unobstructed interior views
 - Shaded in afternoons and evenings

- Second-story balcony with lake views
 - Beautiful sightlines from:
 - Living room
 - Dining area
 - Porch
 - Balcony
 - Boathouse
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Construction & Efficiency

- Custom-built home by Jim Gentry
 - Low-E windows throughout
 - Radiant attic barrier + batt insulation + additional blown insulation
 - High-efficiency HVAC system:
 - Digital programmable thermostats
 - Dual climate zones (upstairs/downstairs)
 - Energy-efficient design:
 - Low electric bills
 - 50 AMP whole-house generator hookup:
 - Breaker box interlock
 - Soft start on A/C condenser
 - PEX plumbing throughout
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Interior Layout & Design

- Open-concept floor plan
 - Designed to maximize water views from main living areas
 - No wasted space – efficient layout that lives larger than square footage
 - Abundance of natural light with ~180° views in main living spaces
 - Large windows across living & dining areas with custom shades
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Kitchen Features

- Custom kitchen with:
 - Quartz countertops
 - Custom cabinetry
 - Soft-close drawers and cabinets

- Under-cabinet lighting
 - High-end appliances
 - Oversized double ovens
 - Electric range
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Living & Interior Finishes

- High-grade, water-resistant LVP flooring (glued down) in main living areas
 - Carpet in bedrooms
 - LED lighting throughout:
 - Dimmable (rheostat controls)
 - Ceiling fans with rheostat controls
 - Custom built-ins and storage throughout
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Primary Suite & Additional Spaces

- Primary suite with:
 - Carpet flooring
 - 3 closets
 - Secondary bath:
 - Tub/shower combo
 - Large flex room upstairs:
 - Ideal for media room, bunk room, or 3rd bedroom
 - Utility room with:
 - Custom washer/dryer pedestal with storage drawers
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Garage & Storage

- Oversized garage designed for:
 - Boat storage
 - RV storage
- Approx. dimensions:
 - 18.5 ft height
 - 12 ft wide door
 - ~33.5 ft depth
- Epoxy-coated garage floors
- Large walk-in attic with extensive decking for storage

Water & Mechanical Systems

- Whole-house water softener with particle filter
- Reverse osmosis system in kitchen (+ remineralizer)
- 50-gallon natural gas water heater
- Natural gas furnace
- Dryer connections available for electric or gas

Additional Highlights

- Shared well with neighboring property (~\$125/year)
- Smart siding (LP SmartSide) with Hardie trim
- Custom lighting inside and out
- Incredible lake views from nearly every major room

For more information, please contact listing agent Kelly Perkins at 936-900-4100.