

# Upgrades & Features

## FEATURES:

- Beautiful custom waterfront home built by highly respected builder, Monty Smith
- Perfectly situated behind the prestigious gates of White Oak Ranch, this stunning waterfront retreat rests in a protected deep-water canal within minutes to open water. (Middle of canal is 10 ft deep and depth under the boat slip is 7 ft.)
- Prime location and within minutes to I-45, shopping and entertainment in Conroe and The Woodlands!
- Striking curb appeal shines through with an all-brick exterior and lush landscaping that create a warm and inviting first impression.
- Spacious 3-car oversized garage with epoxy flooring, including one extra-long bay with an 8 ft door perfectly suited for a truck, or oversized vehicle.
- Double-door entry opens to a spacious open-concept layout designed for comfortable everyday living and effortless entertaining
- Beautiful rich solid wood floors flow throughout the first floor, adding warmth, elegance, and timeless character to the home.
- The living room showcases soaring ceilings, a gorgeous wall of custom built-in storage, a dramatic floor-to-ceiling stone fireplace, plantation shutters, and transom windows that fill the space with natural light.
- Gorgeous kitchen featuring rich wood shaker-style cabinetry, a spacious breakfast bar, and stainless-steel appliances, including a 5-burner gas range. A large center island enhances both prep space and entertaining, while the walk-in pantry offers exceptional storage and everyday convenience.
- The bright and sunny breakfast/dining room features plantation shutters and peaceful backyard views, creating a warm and inviting setting for everyday dining.
- Spacious laundry room with pocket-door entry features abundant storage, a convenient utility sink, and generous space for organizing household essentials. A laundry chute connects directly from the primary closet for added ease and efficiency.
- Half-bath with a pocket door is conveniently tucked away down a private hall, offering added privacy for guests.
- The owner's retreat offers a relaxing escape with plush carpeting, a huge walk-in closet, and outdoor access to the patio and backyard. (The safe in the primary closet conveys with the home.)
- The owner's ensuite bath is designed for relaxation and functionality, featuring dual vanities, a luxurious soaking tub, and an oversized walk-in shower.
- Private downstairs secondary bedroom and full bathroom offer added convenience and comfort for guests who prefer to avoid stairs.
- In 2012, the balcony was thoughtfully enclosed and transformed into a spacious upstairs game room featuring built-in cabinetry and a flexible living area, perfect for entertaining.
- A 3rd bedroom upstairs enjoys private access to a full bathroom w/ two separate vanity areas, while also offering convenient hall access for guests.
- Upstairs media room offers the perfect space for movie nights, while also providing incredible flexibility as a home office/study or potential 4th bedroom.
- Walk-in attic offers abundant storage space and enhanced energy efficiency with TechShield® radiant barrier insulation, helping to reduce heat.



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- Enjoy stunning sunsets over Lake Conroe from the expansive back patio, complete with elegant flagstone flooring and a motorized shade for effortless comfort and year-round outdoor living.
- Covered boat slip is approx. 30 ft long and features a boat lift (a 25 ft pontoon boat fits!)
- 2 jet ski lifts (the motor on one of the lifts needs to be replaced, as noted on the Seller's Disclosure)
- 20 ft of the original bulkhead was replaced in 2021
- Convenient ladder on the bulkhead provides easy lake access for swimmers.
- Outside breaker to the dock is just outside of the primary bedroom
- Double gate on the side of the home for easy access
- Sprinkler system uses lake water for the irrigation system
- Roof (2018)
- WHOLE HOME GENERATOR!
- 3 HVAC units
- Plantation shutters and custom window coverings throughout
- 8 ft. interior doors on first level
- Site-built cabinets
- Home is equipped with a water softener
- 3 Nest thermostats



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