

# HOME FEATURE LIST

18823 W. Cool Breeze  
Offered at \$1,000,000



*Lorrie Parker*

Realtor



## Property Features

- 3917 sf - .5 acres
- 4 bedrooms (2 down)
- 3 full bathrooms
- 1 half bathroom
- Built in 2001
- Waterfront lot with covered boat slip
- 2-car garage with built-in Seville Classics UltraHD stainless overhead cabinets
- An abundance of built-in storage, extra rooms, secondary pantry, air-conditioned attic space
- BOSCH® appliances, including a counter-depth refrigerator, side-opening double ovens & SilencePlus dishwasher
- Gas-log fireplace with glass doors in living room
- Foundation designed by a licensed engineer
- Masonry exterior with brick and stucco, Hardy-Plank trim
- 50-year roof warranty, installed in Jan. 2020
- Leaf Filter gutter protection, installed May 2023
- Generac generator & water softener system



## Exterior

- Serene lakeside view from multiple-level stone patios, surrounded by lush greenery and mature trees
- Brick and stucco exterior with Hardi-Plank trim
- High-quality composition shingles with 50 year transferable warranty
- Leaf-Guard gutter system with a lifetime transferable warranty
- Whole-house Generac generator

## Foyer

- Mahogany leaded glass entry door and sidelights with a transom window above
- Vaulted ceiling open to second level and a grand staircase
- Spacious foyer with ceramic tile floors

## Living Room

- Stylish gas-log fireplace with glass doors, stone facade, decorative wood trim mantle, art niche & accent lighting
- Built-in cabinets and shelving on each side of fireplace
- Wall of windows offering lakefront views
- Large arched furniture niche
- Ceramic tile flooring

## Kitchen & Dining Rooms

- Granite countertops with stone backsplash
- BOSCH® counter-depth refrigerator, side-opening double ovens & SilencePlus dishwasher
- Built-in wine fridge and Jenn-Air glass cooktop
- 42" upper cabinets & a free-standing wood island with ample storage and granite countertop
- Pendant lighting over the island and breakfast bar area
- White porcelain sink with one-touch faucet
- Walk-in pantry with secondary larger pantry near garage entrance
- Elegant formal dining room with carpet, tray ceiling, chair rail molding and accent lighting
- Spacious breakfast room with windows offering lake views and two rear patio exit doors

## Office

- Windows with lakefront views
- Ceramic tile floors
- Double french door entry
- Crown molding
- Multi-speed ceiling fan with light kit
- Walk-in closet
- Can function as 2<sup>nd</sup> bedroom downstairs

## **Primary Bedroom**

- Private door to rear covered patio with lakefront views
- Ensuite primary bathroom
- Carpeted with crown molding & ceiling fan
- Huge/extended primary closet with custom adjustable storage options

## **Primary Bath**

- Jetted soaking tub
- Large walk-in separate shower with glass door
- Cultured marble countertops
- Double sinks
- Ceramic tile flooring and crown molding

## **Utility Room**

- Spacious with built-in upper and lower cabinets with granite countertop & sink
- Full upright freezer alcove

## **Secondary Pantry**

- Walk-in with multiple built-in storage options including various wall and pull-out shelves
- Beverage fridge
- Countertop for extra storage

## **Garage**

- Insulated garage door
- Built-in Seville Classics UltraHD stainless overhead cabinets
- Two ceiling fans

## **Game Room**

- Located upstairs with access to a large covered balcony facing the waterfront
- Features built-in cabinets, beverage fridge & wetbar sink
- Carpet, high ceilings, crown molding, ceiling fan
- Wall of windows and double French doors to balcony
- In-floor electrical outlets
- Open to the walkway overlooking the front entry/foyer

## **Bedrooms 3 & 4**

- Located on the second floor on each side of the game room
- Each featuring private exits to the rear covered balcony with lakefront views
- Each with walk-in closets, high ceilings, crown molding, and private ensuite bathrooms

## **Crafts Room**

- Located upstairs with built-in cabinets, desk, drawers, decorative & utility shelving
- Conveniently located near the rear staircase down to the garage entrance & utility room
- Features a secondary "Texas Basement" accessible from this room
- Carpeted with crown molding & a ceiling fan

## **Texas Basement**

- Located upstairs off the crafts room
- Features wood floors and lots of built-in storage options
- Access to the air-conditioned attic space from this room

## **Air-Conditioned Attic Space Inside Texas Basement**

- Built-in shelving
- Wall of pegboard for tool storage
- Water heater is located in this room

## **Energy Savings and Mechanical Features**

- High efficiency 12 SEER air conditioning
- R-30 insulation/flat ceilings/13 walls/19 slopes
- Slab/windows/doors sealed with polyseal foam
- R-6 rating ductwork
- High efficiency gas heating
- Continuous soffit vents for attic ventilation
- Roof ridge ventilation
- 40/50 gallon, high efficiency gas water heater
- Double-pane insulated windows
- Water Softener system
- Gas Generac Generator

# Miscellaneous

- Rear staircase near utility room & garage entry leads up to additional floored attic space with built-in lower cabinets and crafts room/hallway to game room & secondary bedrooms
- Multiple other large storage closets & floored attic space throughout
- Hose connections front & rear with anti-siphoning devices
- Weatherproof electrical outlets front & rear
- Tongue & groove subflooring glued, nailed & screwed down
- Pre-wired for security system

# Neighborhood amenities

- Boat Ramp, Sports Court, Tennis Court, Trail(s)

