

# 1432 Bingle Rd

SPRING VALLEY VILLAGE • MEMORIAL VILLAGES, TX

<b>4</b> BEDROOMS	<b>5.5</b> BATHROOMS	<b>3-Car</b> GARAGE + LIFT	<b>~0.5</b> ACRE LOT	<b>Heated</b> POOL
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Rare modern-construction luxury on a double-sized, nearly half-acre lot in coveted Memorial Villages! This 4-bed, 5.5-bath showpiece pairs bold modern design with elite construction: 10-ft ceilings on both floors, smooth-wall finish, and full wood cabinetry throughout. A glass pivot entry opens to a light-filled great room with a linear fireplace, floating staircase, and soaring walls of windows that slide open to connect the living space seamlessly with the backyard. The chef's kitchen impresses with a waterfall quartz island, designer pendants, and a chilled wine room. Upstairs, the luxe primary retreat boasts a spa bathroom with double showers, dual vanities, and double water closets, plus private balconies overlooking the grounds. Dedicated gym/flex room plus a unique dog room with its own shower. Resort outdoor living features a heated pool, stamped-concrete patio, full outdoor kitchen, and surround sound. Premium systems throughout: whole-home Generac generator, Ubiquiti camera system, panic room, and water softener. Oversized 3-car garage with BendPak 4-post lift and 1.5x-height bay. Luxury living at its finest!

## LOT & LOCATION

- **Double-sized lot**, approximately twice the lot area of any other home in Spring Valley Village.

## KITCHEN & ENTERTAINING

- **Double-width island** purpose-built for entertaining.
- **Full wood cabinetry** throughout, with no particle-board or MDF box construction.
- **Chilled wine room** with dedicated climate control.

## POOL & OUTDOOR LIVING

- **Heated pool** for year-round use.
- **Stamped-concrete driveway & rear patio** fully surrounding the pool.
- **Patio surround-sound system** for outdoor entertaining.
- **Dedicated pool bath**, a full bath configured exclusively for the pool.

## GARAGE & WORKSHOP

- **3-car garage** with a BendPak 4-post lift included.
- **Oversized third bay** at 1.5x standard height, ideal for stacking a small SUV or tall equipment.
- **Triple-layer full epoxy** floor coating throughout.

## SMART HOME, SECURITY & A/V

- **Dedicated panic room** built into the home.
- **Ubiquiti commercial-grade cameras** at every corner, with Cat6 runs for future expansion (cameras convey; head-end removed by seller).
- **Whole-home Generac generator** for full-home backup power.
- **Living room** wired for 7.2 surround sound.
- **Master bedroom** wired for 7.1 surround sound.
- **Patio** wired for surround sound.

## PRIMARY (MASTER) SUITE

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- **Upstairs retreat** with a dedicated in-suite cold-water dispenser.
- **Double shower** with two showerheads / dual-entry layout.
- **Double vanities** with dual sinks.
- **Two separate water closets** (his-and-hers private toilet rooms).
- **7.1 surround sound** in the bedroom.

## DEDICATED DOG ROOM

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- **Gated exterior access** with collar-activated automated entry/exit.
- **Fitted with its own shower** and television.

## CONSTRUCTION & ENERGY EFFICIENCY

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- **10-foot ceilings** on both floors.
- **Full spray-foam insulation** throughout.
- **Level 4 sheetrock** premium smooth-wall finish.
- **Front-facing window tint** to reduce solar load & HVAC costs.
- **Whole-home water softener.**

## BED / BATH COUNT

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- **4 bedrooms.**
- **5 full bathrooms + 1 half bath** (one full bath dedicated as the pool bath).
- **Dog room** additionally includes its own shower.

**Saher Said**

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*All features listed are representations by the seller and intended to supplement the listing agreement. Buyer to verify all measurements, conveyances, and equipment to their satisfaction.*