

- Built in 1990
- Square footage per Montgomery County Tax Appraisal District is 5451
- Circular drive
- Three-car attached garage plus three-car attached carport. Garage floor has epoxy surface, walls of built-in shelving, two garage door openers and a door to the backyard
- This property was almost completely updated in 2017 once that current Seller purchased it
- Brick and cement board exterior
- Double entry front door
- Grand front entry marble and wrought iron suitcase
- Two-story foyer
- Wide plank hardwood flooring in primary was already laid prior to purchase 6/2025. Seller has continued same flooring downstairs, in hallway and game room upstairs. New wool carpet in bedrooms up.
- Two story windows
- High ceilings throughout
- Extensive millwork throughout
- Custom lighting and plumbing throughout
  
- HOME OFFICE: Double-glass french doors, paneled walls and ceiling, one wall of built-ins, ceiling fan and plantation shutter. New paint
  
- FORMAL LIVING ROOM: Stunning with two-story paneling, fireplace, beautiful Palladian soaring windows, wood encased ceiling with rope light, ceiling fan
  
- FORMAL DINING: Mirrors for formal living with the same ceiling treatment and is spacious enough for banquet-size dining. Has two plate-glass windows
  
- KITCHEN: Features custom soft-close cabinetry topped with marble and granite. Large center island with breakfast bar, wide window over the sink provides lots of light and a view of the front grounds. Dacor appliances include: Two ovens, electric cooktop, refrigerator, dishwasher, microwave. There is also a Newair beverage bar. Roll-out trash bin is very useful



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- **BREAKFAST ROOM:** Adjoins the kitchen and family room and enjoys a view of the covered lanai, pool and grounds
- **FAMILY ROOM:** Ship-lack covers one wall and showcases the fireplace and built-ins
- **PRIMARY SUITE:** Double doors lead to the 26x18 suite tucked away on the left wing. New hardwood floors installed June, 2025. There is lots of space for a sitting area, and there is even a beverage and coffee bar. The luxe bathroom is complete with a large walk-in shower and soaking tub with hand shower head, beautiful marble topped cabinets and 2 generous closets. The sunburst window brings in natural light
- **UPSTAIRS BEDROOMS:** There are two en-suites. Both bedrooms have bathrooms with granite countertops. One has a shower only and the other has a tub/shower combination. Two of the bedrooms share a bathroom. The bathroom has granite countertops and a tub/shower combination. All of the bathrooms are beautifully appointed with custom tile work and plumbing fixtures
- **GAME ROOM:** This is a super game room and well placed over the garage area making playtime much more quiet for those below. Lots of room for a billiard table and other activities. Could easily be media room
- **INFORMAL HALF BATH and FORMAL POWDER ROOM:** There are two half baths, one is off the kitchen/family room area and the other is by the formal living
- **LAUNDRY ROOM:** There is a sink, built-ins, and room for a second refrigerator
- **GARAGE ENTRY MUD ROOM AREA:** Convenient for hanging backpacks and coats



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- Swimming pool/spa resurfaced with Pebble Tec and tile in 2025. Some equipment replaced
- Sellers have painted the interior of their home throughout
- Seller has installed new tankless water heater
- Both electrical panels in the garage have been completely redone and new surge protector installed
- High capacity HVAC system has all been-serviced
- Replaced lighting fixtures in all secondary bedrooms, kitchen and breakfast nook
- Completed punch list of various plumbing items present on 09/2025 inspection report
- Backyard was cleared of overgrowth and trees trimmed



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