

Upgrades & Features

FEATURES:

- Beautiful custom waterfront home on an incredible tree-filled acre that offers abundant shade, exceptional privacy and a picturesque setting.
- Attractive curb appeal showcases a classic brick façade, complemented by Hardiplank and brick on the rear exterior, along with meticulously maintained landscaping.
- The neighboring vacant lot enhances the sense of space and privacy.
- Oversized 2-car garage with a covered carport, offering additional sheltered parking.
- Dramatic two-story foyer showcases the home's spacious design and architectural appeal.
- Coat closet conveniently located down the hall just off the entry.
- Engineered wood flooring throughout main living areas, attractive tile in kitchen & bathrooms, plush carpeting in bedrooms.
- Spacious dining room overlooking the front yard features crown molding, chair railing, and an elegant chandelier, creating a bright and inviting setting for entertaining and special gatherings.
- French doors lead to a spacious study/home office, offering the ideal setting for remote work, a personal library, or a quiet retreat.
- The living room enjoys peaceful backyard views through a wall of windows, a lighted recessed ceiling, and a wall niche. The TV cabinet is excluded from the sale; however, a dedicated electrical outlet is already installed above the fireplace for a wall-mounted TV, if desired. Plumbing is also located behind the wall where the TV is currently positioned, providing the option to add a future wet bar.
- Chef's dream kitchen offering an abundance of cabinetry, complete with pull-out drawers and smartly designed corner cabinets for maximum storage and functionality. Other highlights include Silestone countertops, a large sink, a huge center island, and a walk-in pantry. (A second pantry is located in the floor-to-ceiling cabinets to the left of the wall oven & microwave) Luxury DCS appliances include a 6-burner gas range w/oven, a second wall oven & microwave, and a range hood.
- Huge light-filled breakfast room with access to outdoor patio
- Well-appointed laundry room w/ a convenient pocket door, features beautiful wood cabinetry for exceptional storage, a utility sink, and space for a refrigerator.
- The media room is equipped with wireless electronics and theater lighting designed for a true cinematic experience. The lighting is thoughtfully wired for dual-direction control.
- Powder bath is discreetly positioned in a hall off the living room, ideal for guests.
- There is an extra room (located near the half bath) that is currently being used as a craft room. This flex space can be an additional study, an exercise room, a playroom, or whatever best suits your lifestyle.
- A secondary bedroom and full bath are conveniently located just off the kitchen - ideal for guests who prefer easy, stair-free access.
- Use of pocket doors in the laundry room, primary bedroom, and primary closet enhance both flow and function, creating a seamless design while maximizing space.
- Private owner's suite features a recessed ceiling, generous space for a sitting area, and Hunter Douglas blackout shades. Thoughtfully designed window placement allows for furniture beneath while enhancing privacy. The spacious primary walk-in closet offers exceptional storage and is conveniently accessed through a pocket door.



Sarah Conway Properties Team

Upgrades & Features

- Spa-like ensuite bath features granite countertops with dual sinks, a vanity station, and a walk-in shower with a granite surround. The deep soaking tub offers a relaxing retreat with adjustable lighting for added ambiance. A convenient linen closet provides additional storage.
- The second floor includes a game room, 3 sizeable secondary bedrooms and two full bathrooms.
- The game room features French doors that open to the interior space and an additional set of French doors leading to a private balcony overlooking the peaceful tree-filled backyard.
- Bedroom #3 overlooks the backyard and has a walk-in closet
- Bedroom #4 overlooks the front yard and shares a hall bath with bedroom #3
- Bedroom #5 has the largest (walk-in) closet. This could be a second primary bedroom if desired.
- Texas basement & huge access attic for storage
- Extend entertaining outdoors on the spacious covered back porch featuring tile flooring, a gas line for a BBQ grill, and an awning for added shade and comfort. A separate side area is already wired for a hot tub, creating the perfect future spa retreat. An exterior door from the home provides convenient access to a bathroom, making indoor-outdoor living effortless for guests and everyday enjoyment.
- Enjoy a versatile additional 650 sq. ft. building featuring a mini-split A/C, epoxy flooring, a sink, a toilet, and a pump. Perfectly adaptable as a workshop, man cave, or hobby space - designed to fit whatever your lifestyle calls for.
- Bulkhead was installed before construction of the house in 2012.
- Enjoy the expansive 1200 sq.ft. upper deck (built in 2012) atop the boathouse - an incredible entertaining space where you can soak up the sun while taking in the serene surroundings, waterfront setting, and breathtaking views.
- Boat slip and 2 jet ski lifts - Boat slip/boathouse fits a 25 ft pontoon boat – could extend jet ski slips if needed
- The Termite Prevention Trap System is on quarterly maintenance
- Home has a Puragain water filtration system
- The foundation is a Post tension slab
- Home has an Aerobic Septic System
- Sprayfoam insulation in the home and the workshop
- Pex plumbing
- Security system and cameras convey with the house
- 2 HVAC's - Downstairs AC has two zones
- 2 water heaters
- WHOLE HOME GENERATOR (2013)



Sarah Conway Properties Team

Upgrades & Features

UPDATES:

- Roof & gutters (2016)
- Installed Whole home generator (2013)
- Both HVAC's (Furnace and AC's replaced (2025)
- Both Water Heaters replaced (2025)
- Heatolator fireplace
- Dishwasher in kitchen (2018)

EXCLUSIONS:

- Entertainment center in Living Room
- Security monitor

*** LOW HOA & TAXES ***



Sarah Conway Properties Team