

9485 ESCONDIDO DRIVE

WILLIS | WATERFRONT HOME ON LAKE CONROE

PANORAMIC LAKE VIEWS • ELEVATOR • PRIVATE BOAT DOCK

Designed for comfortable everyday living, entertaining and long-term accessibility

STANDOUT FEATURES

DIRECT WATERFRONT LIVING Lake and sunset views from nearly every room, plus multiple covered and open outdoor living areas.	COVERED BOAT DOCK Power lift, enclosed storage, hot and cold water, sink, fishing/party deck and an area designed for conversion to a second slip.
ELEVATOR AND ACCESSIBLE DESIGN Wheelchair-accessible elevator, wider passages, lever handles, roll-in shower and accessible routes to the yard, dock and lake.	MAIN-FLOOR PRIMARY RETREAT Lake-view sitting area, fireplace, patio access, spa-style bath and an exceptionally customized closet with hidden floor safe.
3+ CAR GARAGE AND WORKSHOP Two-car bay plus a tall 10-foot-door bay, utility sink, built-in workbench, extensive cabinetry and hobby/work areas.	ROBUST HOME SYSTEMS 400-amp service, whole-house surge protection, smart lighting, 16-camera security, central vacuum and generator connection serving 10 circuits.

INTERIOR HIGHLIGHTS

LIVING AND ENTERTAINING

- Living room with wood-burning fireplace and gas-log insert, custom built-ins, art lighting and motorized exterior sunshade.
- Flexible music room, office or formal dining space with built-in desk/buffet, cabinetry and an etched-glass wall preserving the lake view.
- Dining area with five-panel bow window, panoramic water view, individual motorized privacy shades and patio access.
- Switchback staircase with pathway, landing and chandelier lighting.

KITCHEN AND UTILITY

- Granite counters, tumbled-marble backsplash, dual-fuel JennAir island range, GE Profile oven and microwave, KitchenAid dishwasher and 42-inch built-in GE Monogram refrigerator.
- Large chef sink plus prep sink, pull-out lower cabinetry, lazy Susan, under-cabinet lighting and seating for five at the bar.
- Oversized walk-in pantry with extensive adjustable storage, appliance shelving, pegboard and electrical outlets.
- Laundry room with folding counter, hanging bar, built-in ironing board, skylight, cabinetry and both gas and electric dryer connections.

PRIMARY SUITE

- Bay sitting or workout area overlooking the lake, private patio access, fireplace, tray ceiling and custom cabinetry.
- Whirlpool tub, wheelchair-accessible roll-in shower with fixed and handheld sprayers, dual vanities and instant hot-water circulation.
- Coffee or wine station with undercounter refrigerator/freezer and an appliance garage for countertop items.
- Cedar-ceiling closet with custom drawers, wardrobe lifts, extensive shoe and shelf storage, full-length mirror and hidden floor safe.

OUTDOOR LIVING

- Screened patio with lake and sunset views, recessed lighting, ceiling fan and storage.
- Covered first-floor patio with gas grill connection, lighting, fan and speakers; open patio outside the primary suite.
- Covered second-floor balcony with access from the hall or in-law suite/den.
- Outdoor shower with hot and cold water, plus a plumbed area for a future gazebo or hot tub.

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FEATURES AT A GLANCE

ACCESSIBILITY AND CONVENIENCE

- Wheelchair-accessible residential elevator with wood-paneled cab, telephone and battery backup; returns to the first floor during a power outage.
- Wider doorways and hallways, lowered light switches, lever-style doors and faucets, and adaptable primary-bath design.
- Accessible front and rear entries, screened patio, sloped route to the backyard and dock, and accessible party/fishing deck.
- Automatic closet and pantry lighting, motorized shades and thoughtfully placed storage throughout.

GARAGE WORKSHOP AND STORAGE

- Triple-bay garage with standard double door plus a 10-foot-tall door for an oversized vehicle.
- Utility sink with adjustable faucet, built-in workbench, drawers, overhead shelving and extensive cabinetry.
- Dedicated space for refrigerator, freezer and tools.
- Compressed-air system serves the home, garage, attics and boat dock.

THOUGHTFUL CUSTOM DETAILS

- Custom built-ins, adjustable shelving and specialty storage throughout.
- Crown molding, wide baseboards, recessed lighting and accent lighting for artwork and architectural features.
- Plantation shutters in select rooms and motorized shades at key lake-facing windows.
- Network and coax cabling throughout the home.

BOAT DOCK AND WATERFRONT

- Covered single boat slip with power lift.
- Party and fishing deck with seating area designed for possible conversion to a second slip.
- Enclosed storage room, counter, sink, hot and cold water and undercounter storage.
- 100-amp service for the irrigation pump and house intercom speaker at the dock.
- Nineteen-zone irrigation system supplied by lake water.

TECHNOLOGY SAFETY AND EFFICIENCY

- Lutron Caseta wireless smart-home lighting and remote-controlled Trane thermostats.
- Monitored alarm plus hardwired 16-camera security system with DVR.
- Built-in central vacuum with floor-level quick-clean inlets.
- 400-amp electrical service, whole-house surge suppressor, lightning rods, grounding system and hurricane clips.
- Portable gas generator serving 10 selected home circuits.
- Exterior outlets for holiday and landscape lighting, plus a perimeter bug-misting system.

ADDITIONAL INTERIOR FEATURES

- Powder bath with floating cabinetry and concealed electrical outlet.
- Coat closet with custom storage and additional space beneath the stairs.
- Gas-log inserts in both living room and primary suite fireplaces.
- Covered front porch and voice/speaker doorbell.

Features are based on information provided by the homeowner and should be independently verified by buyers.