

Upgrades & Features

Luxury Lakefront Living

9943 Pebble View Ct., Conroe, TX 77304

All Furniture, Electronics, Water Toys/Accessories, Garage Tools, Garage Appliances, etc. Negotiable

Welcome to this FULLY RENOVATED and meticulously maintained luxury lakefront home at 9943 Pebble View Ct. in the desirable Pebble Glen on the Lake community! This exquisite 3,359 sq ft 4-bedroom, 4.5 bath (pool bath is the 4th bathroom) western facing waterfront residence was renovated to the studs and offers exceptional upgrades and quality throughout.

Entertain in style in the gourmet kitchen featuring a large marble island, white quartz countertops, Thermador six-burner gas range with matching vent hood, premium stainless appliances, custom floor to-ceiling cabinetry, and abundant storage. The open-concept living and dining spaces showcase custom built-ins, a gas fireplace, surround sound, elegant finishes, and sweeping lake views through walls of windows.

The primary suite is an indulgent retreat with porcelain tile flooring, a large sitting room with custom couch, built-in shelves and TV, custom blackout drapery, Hunter Douglas shades, radiant heated floors in the bath/closet, oversized shower, and a luxurious Bain Ultra Thermomasseur® tub. Additional bedrooms offer flexibility with large ensuite baths, custom furnishings, and lake-facing balconies.

Outdoor living is exceptional with gorgeous landscaping, resort-style pool/spa featuring waterfalls, fountains, natural gas fire pit, integrated sound system, landscape lighting, fully equipped outdoor kitchen, misting system, sprinkler system, and outdoor shower and bath. The large waterfront lot includes a new bulkhead, Trex composite dock, motorized boat lift with GEM remote, dual jet ski lifts with GEM remote, and a covered boat slip.

This turnkey lakefront gem, with beautiful sunset views, offers the ultimate in Conroe waterfront living with sunset views and effortless luxury. A rare opportunity on Lake Conroe!

Main Level (Floor 1)

Gourmet Kitchen

- Stunning marble island with white quartz countertops and porcelain tile flooring
- Thermador six-burner gas range with matching stainless vent hood, stainless refrigerator, dishwasher, and a new microwave
- KitchenAid built-in undercounter icemaker

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- Blanco undermount sink with disposal and Delta Trinsic touch faucet with sprayer and matching soap dispenser
- Custom floor-to-ceiling cabinets with abundant storage, dual pull-out spice racks, undercounter lighting/outlets, and tiled backsplash to ceiling
- Hidden trash bins
- Coffee/appliance hutch
- Center island

Dining Room

- Marble island with under-island storage cabinets
- Hunter Douglas shades, mounted corner 32" TV, wainscoting, and elegant pendant lighting

Mudroom

- Custom built-ins with bench, closet, and storage

Walk-In Pantry

- Large custom-shelved pantry

Oversized Garage

- Epoxy flooring, refrigerator, and freezer
- Whole-house EMP protector, wall-mounted tool organizer, and misting system pumps (2)
- LiftMaster garage door opener (keypad, two remotes, app controlled)
- StreamLabs Automatic Water Shutoff System

Living Room

- Custom built-in media cabinet with 60" TV, gas fireplace with remote, surround sound, Onkyo receiver and subwoofer (app-controlled)
- Chandelier lift system - motorized hoist installed in the ceiling above the pendant light fixture. It allows you to safely raise and lower heavy chandelier to the floor level eliminating the need for tall ladders/scaffolding
- Wainscoting, leather couch (Modani), Mitchell Gold + Bob Williams swivel chair, glass lamp, and 8x10 Ruggable rug

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Lake-View Sitting Area

- Four leather swivel chairs with ottoman and shag rug from Mitchell Gold + Bob Williams
- French doors leading to the back patio

Primary Suite

- **Primary Bedroom:** Porcelain herringbone pattern tile flooring, king bed (Cantoni), 9x12 sheepskin rug (Overland), leather side tables, mirrored dresser (Neiman Marcus), chandelier, Hunter Douglas shades, custom blackout drapery, and French doors to patio
- **Primary Sitting Room:** Custom corner couch, built-in bookshelves and 60" TV, designer Candace Olson wallpaper, cowhide rug, black matte chandelier, and dimmer switches
- **Primary Bathroom:** Radiant heated floors (app-controlled) throughout bath, water closet, and closet; floor-to-ceiling porcelain tile with waterfall design; luxurious Bain Ultra Essencia Thermomasseur® jetted tub (68" x 38" with aromatherapy/chromotherapy/heated back-rest); custom backlit vanity mirrors, Brizo fixtures, Kohler sinks, and dimmer switches
- **Primary Closet:** Wallpapered with pocket door and under-stair storage

Powder Bath

- Neiman Marcus mirrored dresser vanity, wainscot tile, porcelain flooring, bronze accent tile, York wallpaper, Kohler charcoal toilet, and premium Stone Forest Verona sink

Upper Level (Floor 2)

Stairway

- DuChateau® Luxury Vinyl Plank flooring (Terra Collection – scratch-resistant and antimicrobial) throughout second floor
- Full-wall wainscoting and custom handrails

Laundry Room

- Oversized stainless undermount sink with polished chrome sprayer, glass tile backsplash, undercounter lighting, hanging rack, LG washer/dryer, custom cabinets, pull-out trash, and extra storage

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Walk-In Attic + Upper Attic

- Three new (2025) hot water heaters, and plentiful storage

• Bedroom 2

- Black accent wall, custom queen bed and furnishings (Mitchell Gold + Bob Williams), custom drapery, 8x10 rug, TV, and Jack & Jill ensuite bath

Jack & Jill Bath 2

- Marble basketweave floor tile, black and white matte subway tile, oversized Kohler bathtub, clear half-wall shower door, Brizo fixtures, Kohler sink/toilet, custom built-ins with Sunbrella bench seating, towel racks, and decorative ladder

Bedroom 3

- Twin bedroom set with storage (Restoration Hardware), Candace Olson designer wallpaper accent wall, sheepskin rug, custom blackout drapery, TV, floor-to-ceiling lake-facing windows, French doors to upper patio, and Jack & Jill bath

Bedroom 4 / Flex Space

- Candace Olson wallpaper, custom blackout drapery, ensuite bath, French doors to upper patio, and floor-to ceiling windows

Bath 3

- Porcelain black matte tile, porcelain tile shower with glass door, Brizo fixtures, Kohler sink/toilet, closet with built-ins, and security/alarm cabinet

***All windows have been updated and there is a lifetime warranty ***

Outdoor Living Paradise

Outdoor Kitchen & Patio

- Built-in gas grill with cover and side burner
- Bar seating for 10

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- Integrated Denon audio system with 2 Klipsch speakers and subwoofer at bar, 4 Klipsch speakers in beds
- Four new Hunter Douglas multi-speed ceiling fans with dimmers
- Cloudburst misting system, cooling fans with misting rings
- Landscape lighting (new 2026 transformer)
- 220-watt infrared patio heater
- Linear trench drain
- Marvel drink refrigerator
- Re-grouted flagstone (2026)

Pool, Spa & Waterfront

- iAqualink app-controlled system for pool, spa, waterfalls, landscape outlet, and dock lights
- Oversized pool (9 ft depth) with dual waterfalls, fountain sprayers, glass tile (2015), Jandy multi color LED lights, and integrated filler
- Spa with jets and lighting
- Pool/Spa heater
- Rainbird rain-sensing sprinkler system (app controlled)
- Gas firepit with seating for 4
- Trex composite dock decking
- Motorized boat lift (GEM remote and reinforced steel cables), retractable canopy, dual jet ski lifts (GEM remote)
- Working/protected outlet behind pool wall (in garden) for Christmas light installation
- Galvanized staircase to lake (2022)
- Two dock lights (app controlled)
- New bulkhead with wing walls (2022)

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Watercraft For Sale by Owner

- 2013 Malibu Wakesetter MXZ 22
- 2015 Sea Doo RXP-260

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