

Upgrades & Features

UPDATES SINCE PURCHASE:

INTERIOR UPDATES:

- Upgraded granite countertops & backsplash in kitchen - \$30,000
- Installed a Sub-Zero Built-In refrigerator in the kitchen \$17,000
- Refinished kitchen & den cabinets - \$15,000
- Installed new tile in the downstairs formal living - \$15,000
- Added a water softener -\$15,000
- Custom glass front fireplace with gas logs - \$10,000
- Custom shutters installed in the home office and all windows across the front of the home - \$5,000
- Window tint added across all windows in the front of the home \$5,000
- Fully remodeled downstairs 1/2 bath - \$2,000
- Had custom ceiling fans recently installed \$2,000

EXTERIOR UPDATES

- Upgraded landscaping throughout exterior areas, installed fountains & fence - \$130,000
- Installed outside deck - \$40,000
- New roof - \$26,000
- Sprinkler system - \$25,000
- New hot tub - \$10,000
- Screened in balcony - \$8,000
- Installed gutter screens - \$5,000
- Updated extermination system - \$5,000
- Installed hardwood floors upstairs - \$5,000
- Boat dock with lift installed for easy access to Lake Conroe - \$4,000
- Light fixtures - \$2,000
- Ice maker - \$2,000

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FEATURES:

- Located in the gated acreage community of Outpost Cove, this home offers an inviting escape on over 1.5 acres offering room to spread out and enjoy a more private, relaxed lifestyle.
- Quality construction and exceptional craftsmanship define this home by Morhome Custom Homes, with thoughtful details that reflect the builder's commitment to exceptional quality.
- Positioned at the end of a long driveway, the home enjoys an incredible, private wooded setting, with a circular drive, beautiful landscaping, and a fountain feature creating a welcoming feeling.
- The three-car garage includes additional space for a golf cart, insulated garage doors, and a convenient utility sink for easy cleanup after gardening or outdoor projects.
- The entrance opens to an impressive two-story foyer, where soaring ceilings create a grand sense of space. Rich slate flooring throughout the main living areas adds warmth and texture, while a sweeping iron staircase serves as a striking architectural focal point.
- Just off the foyer, a handsome study features rich wood paneling, wood floors, and plantation shutters, creating a warm, inviting space. A large arched window overlooks the open front yard, where majestic shade trees provide a peaceful backdrop.
- The formal dining room features a recessed ceiling with accent lighting, creating a warm, inviting ambiance for special gatherings. Positioned between the kitchen and dining room, a dry bar with a beverage fridge provides a convenient place to serve drinks and keep refreshments within easy reach.
- A versatile sitting room offers a quiet space for reading or relaxing, with backyard views and flexibility to serve as a library or a playroom.
- The stunning kitchen opens to the family room and showcases gorgeous, refinished cabinetry paired with new exotic granite countertops and freshly painted walls. A huge breakfast bar offers plenty of room for casual dining and gathering, while the center island with a prep sink adds valuable workspace. Stainless appliances include double ovens, an updated Sub-Zero refrigerator, new cooktop, microwave, and a trash compactor.
- The breakfast area features a stunning floor-to-ceiling fireplace (propane), creating a striking focal point and bringing warmth and character to the space. It's an inviting spot to enjoy morning coffee or gather for casual meals.
- The spacious family room features a built-in entertainment center and views of the back patio and expansive, tree-shaded backyard.
- Two conveniently located half baths, one on each side of the home to provide easy access.
- Two laundry rooms - one on each floor - provide added convenience.
- The private owner's retreat with his and hers closets, offers spectacular backyard views that bring the outdoors in, while direct access to the backyard makes it easy to step outside and enjoy the peaceful setting.
- Double French doors open to the spa-inspired ensuite bath, featuring his-and-hers vanities (with a taller vanity for him), a spacious soaking tub, and a generous walk-in shower.
- Upstairs you will find a game room, a home gym, balcony areas, and three secondary bedrooms, each with private ensuite baths.



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- The spacious game room offers a dedicated billiard area (pool table included!), and a separate lounging area with plenty of room for comfortable seating, movie nights, or watching the big game. A wet bar complete with a sink, microwave, beverage/wine refrigerator, ice maker, and ample storage keeps snacks and refreshments conveniently within reach.
- Step outside from the game room onto the balcony, where beautiful water views and the backyard's park-like setting create a peaceful place to unwind. Enjoy your morning coffee or relax in the evening while taking in the lush greenery and tranquil surroundings.
- The home gym features a mirrored wall and beautiful outdoor views, creating an inspiring space to stay active. Enjoy the peaceful scenery as you stretch, strength train, or start your morning with an energizing workout.
- A second-floor office nook features a wall of library-style built-ins, offering generous storage for books, files, and favorite decorative pieces. This inviting space provides a quiet spot to work, study, or browse online, with room to keep everyday essentials organized.
- Three secondary bedrooms offer spacious walk-in closets. Two share a connecting bath with separate private vanities, while the third features its own ensuite bath.
- The incredible backyard offers an inviting setting for entertainment, with expansive open spaces and towering shade trees creating a beautiful natural backdrop. A neighboring 20-acre property behind the home adds to the peaceful setting and sense of privacy.
- A dreamy back deck, complete with a hot tub, provides the perfect spot for relaxing evenings, watching sunsets, and enjoying the peaceful surroundings.
- A boat house complete with a boat lift makes it easy to get out on the water and provides convenient storage between lake outings.
- Iron fencing with a wide access gate accommodates a truck or tractor, providing convenient entry for property maintenance, landscaping projects, and hauling equipment.
- A well house and septic system keeps taxes low!
- Quality Andersen windows
- A dedicated gun safe room provides secure storage for firearms and other valuables.
- An additional room offers flexible space for storage.
- Updated AC
- Whole house Water filtration system
- Surround sound speakers throughout home
- Central vacuum
- LED fans



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