

FEATURES SUMMARY

# BY THE *NUMBERS*

RESIDENCE

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4\*

Beds

5

Full Baths

2

Half Baths

8,154

+/- Square Feet

PARCEL

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2.35

+/- Acres

FRONTAGE

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140

Feet

YEAR BUILT

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2000

HOA?

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No

VIEWS

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Lake Conroe

\*Fitness room convertible to 5th bedroom

## GENERAL

- Oversized, 2.35-acre lot on Lake Conroe with more than 140 ft of linear lake frontage and unobstructed views; Lake Conroe sprawls across 22,000 acres, and offers boating, fishing and swimming
- Private and gated entry with a picturesque, tree-lined driveway reminiscent of a grand mansion of the Old South
- Convenient to downtown Houston and institutions like the Museum of Fine Arts, Houston Museum of Natural Science, and Space Center Houston (the official visitor center of NASA's Johnson Space Center)
- Along with its two (2) immediate neighbors, the three (3) residences make up the River Road Estates community
- Ability to add private boat dock and/or boathouse to existing seawall; requires community approval

## RESIDENCE

- Charming arrival includes privately-gated entry and long driveway lined with towering trees surrounded by manicured grounds, leading to a circular motor court arrival with a central fountain; adjacent, 2-car garage
- Two-story residence custom-built by current and only owners, with Spanish-Mediterranean influence that includes decorative archways, Roman columns, iron railings, and multiple terraces
- Custom, double-door entry opens to elegant foyer with powder room, waterfall feature, and gently curved staircase to second level
- Foyer leads to grand salon with fireplace and rear wall of floor-to-ceiling windows offering views of Lake Conroe; open/flow-through design of foyer and grand salon allows for direct, "big-picture" lake views immediately upon opening the front door of the home
- Wood-paneled office/library features coffered ceiling and custom built-ins
- Chef's kitchen with SubZero refrigerator, Jenn-Air gas cooktop, DCS dual wall ovens, two (2) dishwashers, prep sink, custom cabinetry, and adjacent butler's pantry
- Shared, informal dining and family room adjacent to kitchen, with walls of windows and picturesque lake views
- Spacious entertainment lounge on second level includes "ballroom dance floor," wet bar with bar seating, and walk-out access to large, covered balcony overlooking pool and Lake Conroe
- Primary bedroom suite on entry level includes fireplace, walk-out access to outdoor living areas, and expansive walk-in closet with custom built-ins and hidden cedar-lined closet with safe
- Primary bath offers *his-and-hers* vanities, Jacuzzi tub, and walk-in shower with dual shower heads
- Two (2) additional, upper-level guest bedrooms with en-suite baths; one (1) with large balcony
- Fitness room with wall of mirrors and walk-out access to outdoor living areas; convertible to additional (5th) bedroom
- Entry-level "flex room;" intended as media room though also available for "man cave," studio, or other use
- Entry-level guest suite with full bath and kitchenette
- Large utility room with sink, custom built-ins, and ample storage
- Wood-lined elevator servicing both living levels
- Resort-style outdoor living area facing the lake, offering a summer kitchen, expansive tiered deck, vanishing-edge pool, separate spa, decorative columns connected by a trellis for flowers/decorative plantings, expansive lawn space, and panoramic lake views

*Disclaimer: Features listed herein are per the Property owner and/or its third-party agents or assigns, and are subject to error. Figures used for items such as square footage, acreage or other measurements should be treated as approximations until otherwise verified. Buyers are encouraged to independently verify all information. Contact a Platinum representative with questions.*