

7400 Waters Edge Safari Waters LaRue, Texas

3,303 +/- Sq Ft.

One Story, Old World Style Stone and Brick Waterfront Home

3 Bdrm 3 1/2 Baths 4 Car garage

Theater/Media Room with all built in Sound and media equipment

Formal Dining with Plantation Shutters

Extensive trim package with fluted columns and triple stacked crown moldings throughout

Solid oak nail down wood floors hand scraped in place cross grained.

Fireplace in Great Rm has built ins and lighted niches.

Granite countertops throughout including laundry room

12' & 14' ceilings

Splattered dragged hand troweled texture on walls including garage

Architecture with Slate colored room, cedar shutters and cedar window boxes.

Stainless Steel appliances, Wolf 6 Burner Stove Gas and pot filler.

Study set up for computer hook up and networking

Texshield radiant heat barrier in attic

Optima insulation system R-15 in walls and R-38 in attic

13 Seer American Standard Air Conditioner

Vinyl windows with insulated glass Low E

Travertine in utility and baths

Carpet in bedrooms and theater room.

Exterior grade solid cor 8' doors throughout

Master Bdrm features beam ceiling highlighted by indirect lighting and has fireplace with built in area for flat screen TV

Master suite has coffee bar/with refrigerator.

Master bath is equipped with recirculating pump for hot water

40' Porch across back of house overlooking lake

50 am Electric and sewer hookup for RV

4 Car Garage

4,660 sq ft under roof including garage

HOA Dues: 1,000/yr

Approx Utilities: Aqua Texas \$50/mo

TVEC Aug 112.17 Sept 148.50 Oct 137.19

RV Parking with full hookups for guest available.

