

DISTINCTIVE COLLECTION



14703 Turquoise Court, Willis, TX 77378

3639 SF, 3-4 Bedrooms, 4.5 Bathrooms

\$649,900 (\$150 SF with RV garage valued at \$100,000)

Community Features

Secluded and quiet gated community with easy access to I-45. Minutes to The Woodlands to the South, or Huntsville to the North. Community includes a clubhouse for use by residents, fitness center, crystal clear pool, and tennis courts. Enjoy the peaceful settings on one acre lots and experience all types of wildlife including deer, fox, and birds of all types. Neighbors enjoy leisurely walks through the neighborhood and enjoy visits with each other. Horses are allowed in this neighborhood as well! Deed restrictions do exist.

Exterior Features

- Gorgeous waterfront views from the back of the house and as you drive in.
- Stone and stucco exterior with composition roof. Home built in 2015.
- Home is situated on one plus acre at edge of neighborhood pond for excellent water views.
- 32'X9' front covered stone and stucco porch.
- Nine LED exterior lights, gutters, and sprinkler system.
- Approximately 150' long, extra wide concrete driveway with concrete turn around area.
- Rubber mulch in front yard.
- Two car oversized garage.

Interior Features

- All rooms have varied ceilings including barrel ceiling in hall leading to media room and front foyer.
- Wood floors in study and master bedroom.
- Tile floors in all additional living areas with exception of media room.
- Marble floor medallion in entry foyer.
- Ten ceiling fans, all walls have rounded corners.
- Crown molding in den, formal living, dining, kitchen, breakfast area, study, media room, all bedrooms, master bedroom/master bathroom.
- Ceiling heights vary from 10' to 16' with coffered ceilings of unique design and multiple layers of crown molding.
- Eight foot doors and custom glass door to walk-in pantry.
- 14'X5' laundry room with two sets of lower cabinets and sink.
- Oil rubbed bronze fixtures.
- 20" floor tiles set at 45 degree angle throughout the home with color coordinated accents dividing rooms.
- Custom 8 foot lead glass front door with wood frame sidelights.
- Storage galore with custom cabinets throughout the home, including custom built in cabinets in office, family room, and living room.
- Art niches throughout home with sconce lighting.
- Media room is convertible to another bedroom by installing a window on the South wall.
- All secondary bedrooms have walk in closets with two separate doors.
- Two inch faux wood blinds and custom Roman shades.
- Half bath with granite counters opens to back covered patio.
- Cast stone mantel fireplace with gas logs.
- Alarm system - owned - with three alarm pads including one in RV garage.

Kitchen

- Chef's dream kitchen! One electric oven and one gas oven. Gas cooktop. Microwave. Frigidaire Gallery refrigerator stays.
- Granite countertops with gorgeous stone backsplash and decorative inlay.
- Kitchen bar counter with seating for six plus wet bar counter with seating for three.
- Elevated dishwasher for easy loading and unloading.
- Walk in oversized pantry for plenty of storage.

Master Bedroom

- Views galore from this expertly designed master bedroom.
- Wood floors with additional sitting area for incredible outdoor views.
- Master bathroom is beautiful with an oversized soaker tub, two separate sink areas for his and hers, and a walk in shower with two shower heads.
- His and hers walk in closets with plenty of hanging space and custom built in cabinets.
- Door from master bedroom leads to back patio and outdoor kitchen.

Additional 1690 SF Garage

- Wow! Imagine yourself in this incredible RV garage/workshop/office.
- This garage includes the following: 50'X17' RV garage with a 14'X14' roll up door. Sixteen foot ceilings plus an additional 3 car garage with 18'X8' and 9'X8' garage doors. Garage includes a workshop area with cabinets, an insulated office space, and a full bathroom. All sheetrocked and painted plus 50 amp and 220 v service.
- Valued at \$100,000 which brings the actual home to \$150 per SF.
- This can also be easily converted into an incredible man cave!

Energy Features

- Insulated low-E windows
- Digital programmable thermostat
- Energy Star reflective roof
- Ceiling fans
- North South exposure
- Energy efficient home with low utility bills – electric \$125, water \$80, and gas \$25 avg monthly bills.

Furniture Negotiable

- Most furniture in the home is negotiable with the exception of the master bedroom furniture and select personal pieces.
- Washer and Dryer is negotiable as well.
- Refrigerator stays.

Your dream home awaits!