

HOME FEATURES

EXTERIOR

App. 396' of Lake Fork waterfront

¾ acre + app. 1.5 leaseback

Sprinkler system on main property and lease back (water supplied from lake as part of lease with Sabine River Authority. Annual cost - \$121)

Concrete sea wall with tie backs to concrete stabilizers

All wood columns re-stained in 2023

\$15,000 in new sod and extensive tree work in 2024

Exterior house lights time controlled by smart switches

INTERIOR

Huge glass windows spanning the length of the house for stunning lake views from almost every room

Double pane windows throughout

Security system installed (not currently monitored)

75 gallon water heater (3 years old)

3 central HVAC units zoned for climate control

KITCHEN/PANTRY/OFFICE

Marble countertops with custom tile backsplash

Beautifully designed mesquite and hard maple cabinets with matching wood accents

Top of the line stainless steel appliances:

Viking 6 burner cooktop

Dacor double oven with warming oven

Sub-Zero refrigerator & freezer

Bosch dishwasher

Double stainless steel sink with disposal

Food prep stainless steel sink with pot filler

Huge pantry with custom sliding doors

Office/project room located by kitchen with custom sliding doors

GREAT ROOM

16' ceiling

Gas fireplace with remote control

Surround sound speaker system in Great Room & Kitchen

Dramatic entrance with double steel fabricated doors (door hardware knobs are super cool), plantation shutters, block wall with 2 sided gas fireplace that blocks visitors at the front door from seeing into the Great Room.

Bar with marble counter top, Nugget (AKA Sonic style) ice maker, SS bar refrigerator and under sink water filter system plus sleek suspended light fixture

PRIMARY BEDROOM & BATH

Amazing lake view with access to patio

New carpet

Surround sound speaker speaker system

Spacious his and her walk in closets

Bathroom has marble floors, granite countertops and granite and glass shower

GUEST BEDROOMS/BATH

One guest bedroom has great lakes views and access to the patio

New carpet in both guest bedrooms

Second guest bedroom features a custom built Murphy bed trimmed in mesquite and hard maple

Guest bathroom has granite countertop, on-demand electric water heater and whirlpool bathtub and tile shower

OTHER

Oversized laundry room (16 X 8) with lots of built in storage and room for an extra freezer or refrigerator

Guest half bath has granite countertop, glass basin and hardware in 2023

GARAGE/FLEX ROOMS

Three car garage with extra long space for boat or other equipment

Insulated garage doors

Wall mounted vacuum

Two flex rooms with heat and A/C perfect for studio, work out room, extra guest bedroom space

PATIO

Fabulous covered back porch spanning the entire back of the home with no East or West direct sun

Propane spigot for gas grill (no more tanks!)

Access to storage room

FOUNDATION

Home designed with 92 pilings under the slab. Each one tied to a concrete channel both vertically and horizontally

Recessed area on the back porch designed and built (with piers) for addition of glass enclosure

BOATHOUSE/DOCK

Metal roof matches the house

Cradle style boat lift with remote control

Dock rebuilt in 2021 and repainted in 2024

Drink and pole holders installed on wide rail

Built-in refrigerator

Closet for fishing gear

ROYAL OAK ESTATES

Quick access to FM 17 & FM 515. Gated, security entrance. Concrete streets and underground utilities. Upscale area with all homes 2500+ square feet. Community boat launch. Friendly neighbors and fun, community events during the year. \$400/year HOA