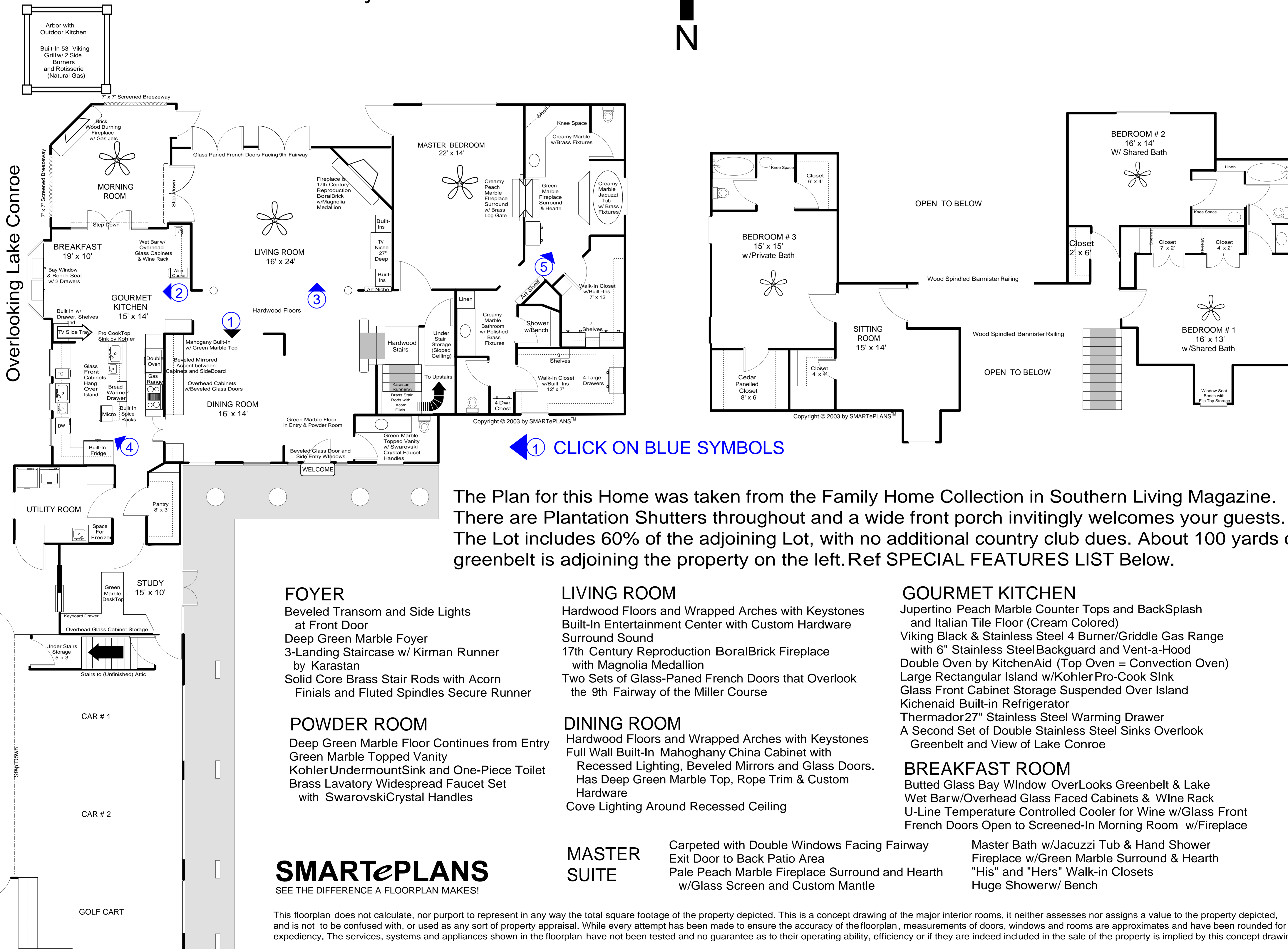


# 9th Fairway



The Plan for this Home was taken from the Family Home Collection in Southern Living Magazine. There are Plantation Shutters throughout and a wide front porch invitingly welcomes your guests. The Lot includes 60% of the adjoining Lot, with no additional country club dues. About 100 yards of greenbelt is adjoining the property on the left. Ref SPECIAL FEATURES LIST Below.

## FOYER

Beveled Transom and Side Lights at Front Door  
 Deep Green Marble Foyer  
 3-Landing Staircase w/ Kirman Runner by Karastan  
 Solid Core Brass Stair Rods with Acorn Finials and Fluted Spindles Secure Runner

## POWDER ROOM

Deep Green Marble Floor Continues from Entry  
 Green Marble Topped Vanity  
 Kohler Undermount Sink and One-Piece Toilet  
 Brass Lavatory Widespread Faucet Set with Swarovski Crystal Handles

## LIVING ROOM

Hardwood Floors and Wrapped Arches with Keystones  
 Built-In Entertainment Center with Custom Hardware Surround Sound  
 17th Century Reproduction BoralBrick Fireplace with Magnolia Medallion  
 Two Sets of Glass-Paneled French Doors that Overlook the 9th Fairway of the Miller Course

## DINING ROOM

Hardwood Floors and Wrapped Arches with Keystones  
 Full Wall Built-In Mahogany China Cabinet with Recessed Lighting, Beveled Mirrors and Glass Doors.  
 Has Deep Green Marble Top, Rope Trim & Custom Hardware  
 Cove Lighting Around Recessed Ceiling

## MASTER SUITE

Carpeted with Double Windows Facing Fairway  
 Exit Door to Back Patio Area  
 Pale Peach Marble Fireplace Surround and Hearth w/Glass Screen and Custom Mantle

## GOURMET KITCHEN

Jupertino Peach Marble Counter Tops and BackSplash and Italian Tile Floor (Cream Colored)  
 Viking Black & Stainless Steel 4 Burner/Griddle Gas Range with 6" Stainless Steel Backguard and Vent-a-Hood  
 Double Oven by KitchenAid (Top Oven = Convection Oven)  
 Large Rectangular Island w/Kohler Pro-Cook Sink  
 Glass Front Cabinet Storage Suspended Over Island  
 Kitchenaid Built-in Refrigerator  
 Thermador 27" Stainless Steel Warming Drawer  
 A Second Set of Double Stainless Steel Sinks Overlook Greenbelt and View of Lake Conroe

## BREAKFAST ROOM

Butted Glass Bay Window Overlooks Greenbelt & Lake  
 Wet Bar w/Overhead Glass Faced Cabinets & Wine Rack  
 U-Line Temperature Controlled Cooler for Wine w/Glass Front  
 French Doors Open to Screened-In Morning Room w/Fireplace

Master Bath w/Jacuzzi Tub & Hand Shower  
 Fireplace w/Green Marble Surround & Hearth  
 "His" and "Hers" Walk-in Closets  
 Huge Shower w/ Bench

**SMARTePLANS**  
 SEE THE DIFFERENCE A FLOORPLAN MAKES!

This floorplan does not calculate, nor purport to represent in any way the total square footage of the property depicted. This is a concept drawing of the major interior rooms, it neither assesses nor assigns a value to the property depicted, and is not to be confused with, or used as any sort of property appraisal. While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximates and have been rounded for expediency. The services, systems and appliances shown in the floorplan have not been tested and no guarantee as to their operating ability, efficiency or if they are indeed included in the sale of the property is implied by this concept drawing.