Laguna Tres Waterfront Oasis

Special Amenities

- Custom home – Builder's personal home. 2800 Sq Ft. - 3 Bedroom 3 bath

    o Plans completed and available to add private 4th bedroom & bath above kitchen.

- High end finishes through-out home –

    o Open concept living, dining and kitchen.

    o Foam insulation and Radiant barrier

    o Tankless hot water heater (propane)

    o Bamboo, marble, and carpet flooring

    o Granite counters in kitchen and all bathrooms

    o Deep baseboard and crown molding throughout

    o Stepped cove ceiling details in living, dining, and master

    o Zoned HVAC (2 units)

- Living area (23 X 19) lake view through windows, propane fireplace, vaulted ceiling

- Dining room (13 X 8) lake view with stepped ceiling details

- Kitchen (17 X12)

    o Whirlpool appliances

    o Double ovens, propane gas 5 burner cooktop

    o Walk in pantry with built in spice racks.

    o Large granite center island

    o Abundant cupboard storage

- Primary Bedroom (17X14)

    o Lake views

    o Ensuite bath (24X7) with double sinks, granite counters and marble floor

    o Jetted tub looks out over water.

    o Spa shower with double rain heads, shower head and handheld shower head

    o Custom closet

- Bedroom/Office on main floor (10X 11) adjoining full bath (9X4)

- Utility Room (6X9) with sink, storage, and counter space

- Screened Patio – (19X11) Additional living space overlooking lake.

- Oversized Garage (23'11" deep X 21'7" wide X 10' high)

- Upstairs Game room (19X19)

    o Wet bar with beverage cooler and keg dispenser

    o Granite bar counter, sink and additional storage.

    o Upgraded carpet pad.

    o Walk-out attach storage from door by bar.

- Composite balcony (19X11) with access to additional walk-in storage

- Upstairs bedroom (13X13) with walk-in closet

- Upstairs full bath (8x7)

- Insulated walk-in storage above center of home (3X21)

- Covered Boat Dock (1,000 sq ft)

    o Boat slip with lift 10 X 30

    o Additional sun and party deck

    o Easy access to Lake Granbury

For more information and pictures please visit https://www.waynevia.com/lagunatres *Or*

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