

DISTINCTIVE COLLECTION



5109 Kingston Cove Circle, Willis, TX 77318

5844 SF, 5 Bedrooms, 5 Full and 2 Half Baths

\$995,000 (600 SF Guest Suite with Full Kitchen)

Community Features

Seven Coves is a deed restricted residential community that was incorporated in 1972 with 829 home sites spanning an area of 72 acres. Currently, there are 618 homes with many under construction. Seven Coves residents enjoy many amenities including a marina with 288 slips, a clubhouse with a breathtaking view, a sparkling swimming pool, tennis courts, basketball court, and park areas with playground equipment. In addition, Seven Coves has its own Courtesy Patrol and curbed streets with underground storm sewers. Seven Coves is located off of 145, North of Houston, exit FM 830 West. We are nestled at the end of FM 830 and right on Lake Conroe. Seven Coves is outside of the hustle and bustle of Houston traffic and noise, but close enough to all the amenities a city person loves. Please visit The Seven Coves site often for updates and to view more information on dining, lodging, shopping,

things to do, and events. Just look for the lighthouse!

Exterior Features

- Gorgeous lakefront home in a cul-de-sac with 120 feet of open water views on half acre private lot.
- Unique architectural design with hardiplank siding and new paint.
- Roof just replaced one year ago.
- Home features boat dock with boat slip (for boat up to 25') and lift, two jet ski lifts, and fish cleaning station with sink. Also includes solar powered battery charging stations for the boat and jet skis.
- Crystal clear walk in pool and spa with waterfall. New pool pump and new system panel just installed.

- Spacious pool area as well as covered back patio provides ample space for entertaining.
- Pier and beam construction with security camera that covers front and back yards.
- No load bearing walls in house – constructed with trusses.
- Sunsetter shades that help with evening sun and provide shade.
- French drain system completely redone this year.
- Freshly landscaped front and back yard areas.
- Rod iron fencing on both sides of home.
- Lake water irrigation available.

Interior Features

- Entry features marble flooring with grand staircase on each side of entry.
- Living area features a revolving floor. Position the floor for lake views Or turn the floor and watch a movie. Electric movie screen moves down and projector is in ceiling. Media equipment in cabinets.
- Living area includes a gas log fireplace as well. Rotate the floor to enjoy on cool evenings!
- Expansive views of the lake from the living area. Curtains and removable insulation can enhance the views with the floor to ceiling windows across the back. Two sets of French doors open to back patio.
- Fully integrated phone system in office behind bookcase (hidden area). Can be used to hook up intercom and doorbell system.
- Home includes a central vacuum system (buyer would need to purchase new hose equipment).
- Elevator in home for guest suite upstairs. Enter from garage or kitchen on first floor. Needs new sensor installed.
- Generator recently serviced and runs the ENTIRE house.
- New carpet installed in some bedrooms and upstairs game room area.
- Wet Bar area upstairs includes indoor and outdoor bar seating areas. Balcony at game room is expansive and includes glass doors that fully open for outdoor entertaining.
- Total of three balconies upstairs for incredible lake views.

Kitchen

- Chef's dream kitchen! Two ovens, ice machine, trash compactor, built in refrigerator, and even a beer tap that accommodates two small kegs!
- Granite countertops throughout which includes a large island with a breakfast bar that seats up to six.
- Custom cabinets that expand the entire kitchen – plenty of room for storage.
- Breakfast dining area with lake views.
- Walk in oversized pantry for plenty of storage.

Master Bedroom

- Views galore from this expertly designed master bedroom.
- Spacious master includes a gas log fireplace with a gorgeous stone façade.
- Wet bar area with storage in master as well!
- Master bathroom features include a 10 jet shower with sliding glass door, spa/whirlpool tub with gas lights for ambience, double sink area for his and hers.
- His and hers closets with built ins, automatic lights as you open the door, and custom built ins between closets for additional storage.

Additional Bedrooms

- Each additional bedroom has its own ensuite bathroom with amazing views of the lake and back yard pool area.
- One secondary bedroom downstairs with sliding glass door to back patio. Includes a wet bar area as well and additional room that could be used as an office.
- Secondary bedrooms upstairs include walk in closets and doors to balcony areas for spectacular views.
- Guest suite/apartment includes full kitchen, full bathroom, bedroom, and living area with expansive balcony area. Also includes elevator access (this is a handicapped accessible / accommodated suite).

Garage

- Garage is two car with ability for three cars. Pull thru from front to back cement pad which is covered by the upstairs balcony.
- Store your boat, trailer, etc. on the covered cement pad.
- Garage includes Craftsman workbench area with storage cabinets.

- Window A/C unit provides cool air during hot summer days.

Energy Features

- Insulated low-E windows
- Digital programmable thermostat
- Insulated windows in living area (insulation can be removed for views).
- Ceiling fans
- North South exposure
- Three high efficiency A/C units (A/C filters recently serviced).

Furniture Negotiable

- Some furniture in the house is negotiable including piano.
- Washer and Dryer is negotiable as well.
- Refrigerator stays.

Your dream home awaits!