



Features List:

410 Spyglass Rd. • McQueeney • TX • 78123

Waterfront & Exterior:

- 85 feet of very nicely improved waterfront
- Premier location on Treasure Island
- Never flooded!!! (One of three homes that have never flooded on Treasure Island)
- East facing
- Stone exterior
- Metal roof
- Gutters
- Outdoor kitchen
- Expansive flagstone patio for dining and entertaining
- Stone firepit
- Terraced landscaping
- Concrete retaining wall
- Boat lift
- Composite lakeside decking
- Oversized ski closet accessible from backyard and garage
- Two-car garage with epoxy flooring

Interior:

- 3,840 Square feet of living space
- 4 bedroom, 3 full baths, 2 half baths, and a study
- Two family rooms
- Wood and travertine flooring
- Crown molding
- Wet bar

Kitchen:

- Remodeled kitchen with quartz countertops in 2015
- Oversized island
- Stainless-steel appliances
- Breakfast nook capturing lake views
- 18 in Travertine floors

Living Room:

- 12ft Ceilings
- Stone fireplace with custom mantle
- 18 in Travertine flooring
- Floor to ceiling picture windows
- Custom built-in bookshelves

Family Room:

- French doors leading to Epat deck for more great lake views!
- 12 ft Ceilings
- Fireplace
- Wet bar

Owners Suite:

- Amazing lake views through oversized picture windows
- French doors leading to covered back patio
- Hardwood floors
- Dual vanities
- Renovated walk-in shower and tub surround in 2011
- Multiple closets