

Features List:

1140 Mission Way • Canyon Lake, TX 78133

Waterfront & Exterior:

- 163' of Canyon Lake Waterfront
- Private Concrete Sidewalk to the Lake
- Decorative Pond and Fountain in Front of House with Skimmers and Filters – *Easy Maintenance*
- Staired Driveway with Coval Ultimate Topcoat
- Oversized Multi-Door 3-Car Garage
- Rear Screened in Porch with Two Phantom Power Screens and Built-In Gas Heater
- Garden Shed at Side of House
- Rear Patio:
 - Mood Lighting
 - Wood Ceiling
 - Outdoor Kitchen with DCS Grill and Rotisserie
 - Outdoor Gas Fireplace
 - SkyVue Television on Back Porch
- 16,000 Gallon In-Ground Pool:
 - Approx. 39' Long and 16' Wide
 - Depth Profile of 4'-5'-4' and 7.5' Circle Spa with Jandy Blower and Paramount Parajets
 - Pebble Sheen Blue Granite Interior Finish
 - Paramount PV3 In-Floor Cleaning System
 - Pentair MastTemp Pool and Spa Heater
 - Pentair 1200 Heat and Chill Pump
 - Underwater LED Lights
- Lower Patio:
 - Decorative Zentro Fire Pit and Seating
 - Boccee Ball Court
 - Horseshoe Pit
- Dog Run
- Outdoor Enclosed Shower with Hot and Cold Water and Half Bath with Patio Door (Pool Bath)
- Raised Flower Beds and Landscaping Throughout
- Sound System with Analog Controls for Patio, Living, Dining and Study
- Metal Fencing around Pool and Back Yard

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Interior:

- Lake Views through Custom Oversized Picture Windows
- Wood Plantation Shutters and Wood Blinds
- Shaw Hickory Engineered Hardwood Floors and Travertine – Main Living Areas and Two Bedrooms
- Carpet – Two Bedrooms
- Rubber Flooring – Home Theater
- Luxury Vinyl Plank – Hobby Room
- Recessed Lights
- Crown molding
- 9” Baseboards
- Custom Hickory Cabinets
- Full Home Automation System
 - Based on Apple Homekit - requires AppleTV or Homepod
 - Automates Security Cameras, Thermostats, Lights, Pool, Irrigation, and Pond

Kitchen:

- Lake Views
- Wine/ Coffee Bar with Custom Wine Storage
- Walk-In pantry with Wine Rack
- Spacious Center Island
- Granite Countertops
- Gas Cook Top
- Dual Built-in Ovens
- Breakfast Bar

Owner's Suite:

- Lake Views
- Beamed Cathedral Ceilings
- En-Suite Full Bathroom
 - Tile Shower
 - Rain Shower Head
 - Spacious Walk-In Closet with Custom Storage

Guest Suites:

- Lake Views
- Custom Ceiling Treatments
- En-Suite Full Bathroom

Additional Features Include:

- 15.27KW Solar Panels
 - Produce Approx. 22,124 KWH / year
- Spray Foam Insulation w/ Fiberglass Batts in Garage
- 16 SEER Heat Pumps
- Tankless Propane Water Heaters
- Energy Efficient Pool Pumps
- Prior 12 months Electric Bills Averaged \$100 / Month
- Home Theater:
 - 110' X 96' Screen, LG HU70LAB 4K UHD Smart Home Theater CineBeam Projector, and 4 Reclining Theater Chairs
- Hobby Room:
 - Center Island
 - Custom Built-In Cabinetry
- Gated Community with a Large Park that features a Fireplace, Water Access, and Picnic Tables