



Single-Family

ML#: **3542441** Status: **ACT** List Price: **\$2,500,000**
 Address: **2611 Timberloch Place** Orig Price: **\$2,500,000**
 Area: **15** LP/SF: **\$407.03**
 Tax Acc #: **9698-12-00700** State: **Texas**
 City/Location: **Spring** Zip Code: **77380 - 1081**
 County: **Montgomery** Key Map: **251G**
 Market Area: **The Woodlands** Country: **United States**
 Subdivision: **Wdlns Lake Woodlands East Sho** Section #: **12**
 Lot Size: **7,936 / Appr Dist** SqFt: **6,142 / Appr Dist**
 Master Planned: **Yes/The Woodlands** Year Built: **2010 / Appr Dist**
 Legal Desc: **S969812 - WDLNDS LAKE** Lease Also: **No**
WOODLANDS EAST SHORE 12, BLOCK 2, LOT

Listing Firm: **RE/MAX The Woodlands & Spring**
 Directions: **I-45 North to West on Woodlands Pkwy. Turn Right on Grogans Mill, turn Left on Timberloch Place. Home on Left.**

School Information

School District: **11 - Conroe** Elem: **LAMAR ELEMENTARY SCHOOL (CONROE)**
 Middle: **KNOX JUNIOR HIGH SCHOOL** High: **THE WOODLANDS COLLEGE PARK HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **English, Traditional** # Stories: **2** Bedrooms: **4/**
 Type: **Free Standing** Access: Baths F/H: **4/2**
 New Construction: **No** Appx Complete: Builder Nm: **Post Custom Homes**
 Lot Dim: Acres: **.182 / 0 Up To 1/4 Acre**
 Front Door Faces: **East, North** Garage: **3/Attached Garage**
 Gar/Car: **Additional Parking, Auto Garage Door Opener** Carport:
 Showing Instruct: **Accompany, Appointment Required, Leave Business Card**

Public Remarks:
Enjoy the lifestyle of East Shore! This home has been designed with comfort in mind. Step inside the iron gate, through the front door, & you will know you are home. Beautiful wood floors flow effortlessly throughout first floor. Family room opens to patio & pool, inviting you to relax. Find all that you need in this spacious kitchen which includes Wolff appliances, abundant cabinets, gorgeous granite & mahogany counters. Downstairs master retreat is stunning, with a bath that will spoil you. And, wait! There is a second master suite upstairs, that will not disappoint you! The handsome study has a fireplace flanked with built-ins, French doors that lead to pool area & windows on the front...never miss a thing! 2 additional bedrooms with ensuite baths, game room, media room, wet bar up, & easy to get to with your own elevator! Outdoor living at it's best with a fireplace perfect for warmth & ambiance! Walk to Lake Woodlands, Market Street, Hughes Landing, Cynthia Woods Pavilion & More!

Rooms Information

| Room | Dimensions | Location | Features | Room | Dimensions | Location | Features |
|---------------|------------|----------|----------|--------------|------------|----------|--|
| Mstr Bedroom | 22 x 16 | 1st | | Bedroom | 14 x 13 | 2nd | |
| Bedroom | 13 x 13 | 2nd | | Mstr Bedroom | 16 x 13 | 2nd | |
| Breakfast | 15 x 13 | 1st | | Game Room | 21 x 16 | 2nd | |
| Study/Library | 19 x 14 | 1st | | Mstr Bath | 19 x 11 | 1st | Double Sinks, Tub + Separate Shower, Whirlpool/Tub |
| Dining Room | 18 x 13 | 1st | Formal | Kitchen | 21 x 13 | 1st | |
| Media Room | 19 x 14 | 2nd | | Family | 23 x 19 | 1st | |
| Utility | 12 x 7 | 1st | | Extra Room | 13 x 13 | 2nd | |

Interior, Exterior, Utilities and Additional Information

Microwave: **Yes** Dishwasher: **Yes** Compactor: **No** Disposal: **Yes**
 Fireplace: **3/Gas Connections, Gaslog Fireplace** Utility Dist: **Yes** Sep Ice Mkr: **Yes**
 Connect: **Gas Dryer Connections, Washer Connections** Range: **Freestanding Range, Gas Range**
 Energy: **Attic Vents, Ceiling Fans, Digital Program** Flooring: **Carpet, Marble Floors, Wood**
Thermostat, High-Efficiency HVAC, Insulated/Low-E windows, North/South Exposure, Radiant Attic Barrier
 Oven: **Double Oven, Electric Oven, Freestanding Oven** Foundation: **Slab**
 Green/Energy Cert: **Energy Star Qualified Home** Countertops: **Granite/Marble**

| | | | |
|------------------|--|------------------|---|
| Roof: | Composition | Pvt Pool: | Yes/Gunite, Heated |
| Interior: | Alarm System - Owned, Breakfast Bar, Central Vacuum, Drapes/Curtains/Window Cover, Elevator, Fire/Smoke Alarm, High Ceiling, Island Kitchen, Refrigerator Included, Wet Bar | Area Pool: | Yes |
| Exterior Constr: | Stone, Stucco | Waterfront Feat: | |
| Exterior: | Back Yard Fenced, Balcony, Covered Patio/Deck, Fully Fenced, Outdoor Fireplace, Outdoor Kitchen, Patio/Deck, Spa/Hot Tub, Sprinkler System, Subdivision Tennis Court | Water/Sewer:: | Water District |
| Lot Description: | In Golf Course Community, Subdivision Lot | Cool: | Central Electric, Zoned |
| Heat: | Central Gas, Zoned | Golf Course Nm: | Woodlands CC - Palmer Course |
| St Surf: | Concrete, Curbs, Gutters | Defects: | No Known Defects, Seller's Disclosure Attached |
| Restrictions: | Deed Restrictions, Restricted | Exclusions: | See List |
| | | Disclosures: | Mud, Sellers Disclosure |

MgmtCo./HOA Name: **Yes / East Shore/First Service Res / 713-932-1122**

Financial Information

| | | | |
|---------------------|--------------------------------|------------------|-----------------------------------|
| Finance Considered: | Cash Sale, Conventional | Maintenance Fee: | Mandatory/\$2,930/Annually |
| Other Mand Fee: | Yes/175/Transfer Fee | Tax Rate: | 2.2259 |
| Taxes w/o Exempt: | \$48,199/2017 | | |



Beautifully appointed home in The Woodlands Garden District, East Shore! Character, charm, timeless are words that describe this home....come and take a peak for yourself!



This refreshing Ozone pool was designed and built by Custom Pool Concepts in 2012...enjoy year round! Surrounded by a beautiful travertine deck...for an elegant look.



The pool and home become one with all of these windows! Imagine laying on a float, gazing up at the stars and moon, letting your cares just float away....



This picture captures the immediate area, and the close proximity to Lake Woodlands! Many residents comment how beautiful this neighborhood is with it's manicured medians, parks and sidewalks for taking walks and one of the reasons they have fallen in love with East Shore. 24 hour roaming security patrols too...



Nestled behind the iron fence with stone columns, this home is very attractive from the street. There is wisteria on the iron fence that will soon be full of leaves and blossoms.



East Shore has its own private club house, pool with spa, kitchen, locker rooms, gym equipment and exercise classes! It is also available for private parties! The tour starts here, enter through the gate, and front door.....



This family room is located in the center of the home, offering the views of the pool. Notice the coffered ceiling, solid wood floors, gas log fireplace with a built in to the side. The doorway at the back of this room leads to the master suite, tucked away for the ultimate in privacy.



The kitchen and family room are open allowing you and your family or guests to mingle, never leaving anyone on their own.



Many homes lack in wall space for your art work....not this home!



The kitchen island has a mahogany counter, and free of cooktops or sinks, allowing it to be a fabulous work space or for serving food at your larger gatherings. Notice the bank of drawers, so convenient for storage!



Complete with Sub Zero refrigerator and Wolf cooking units, meeting the chef in the family's needs. The abundance of granite counter space is perfect for all your culinary projects!



Glass front cabinets to house your special tableware, marble back splash, and to ease filling pasta pots with water, the pot filler at the cooking unit is a must!



This Wolf cooking unit has 6 burners and a griddle, 2 ovens, vent hood, and the pull out spice racks on either side come in very handy!



Coffee, breakfast or family dinners are surrounded by windows with views to the outdoor patio and pool area. Notice the wood paneled tray ceiling, complete with indirect lighting.



You will never run out of space with so much storage! Sur La Table, here I come!



Step into the master suite, with the soothing paint color, reading lights above the bed, and your private door to the outdoor living area.



The master suite offers a large window overlooking the gardens. For quieter moments, the indirect lighting is perfect.



The barrel ceiling in this master bath leads you directly to the tub....with vanities on each side, full mirrors, beautiful light fixtures, and marble counters and floors!



There are 2 closets, each with chests built in.



This is truly a garden Jacuzzi tub, and the nearby shower is finished with travertine and frameless enclosure.



The study is located on the front of the home, with windows overlooking the front gardens and the pool on the other side. The fireplace has built-ins on both sides to display your treasures, house your books, or meet your storage needs.



This shows the French doors leading to the pool area....a perfect spot to take a call or gather your thoughts. The high ceiling has beams for architectural interest.



The dining room is located on the front of the home with the garden views too! Through the doorway you will see the butler's pantry. The recessed lighting in this room is perfect for ambiance.



With the glass front cabinets, ice maker, and wine cooler, this butler's pantry is ready to fulfill your entertaining requirements!



The game room is large enough for a full size pool table and more! The wet bar is located between the game room and media room. Step outside to the balcony which overlooks the pool and gardens below. Also, there is a utility closet for another washer and dryer upstairs, in the hallway to the left of this game room, don't miss it!



The balcony is also accessible from the second master suite upstairs, and offers another venue for enjoying the outdoors! The ceiling is finished with wood paneling and the cedar beams make quite a statement!



This is a view from the balcony....the pool with the water feature on the back wall, and notice the size of the spa! You can also see the sun bathing shelf....oh such a way to spend the day!



This media room has not been utilized by the owners, but, it is certainly ready to do so! Complete with theater wall sconces and wiring for all of your equipment!



The wet bar is complete with a microwave, beverage cooler, beautiful granite counters, and richly stained cabinets.



The second master suite upstairs is quite spacious! The door on the right leads to the balcony.



This is the beginning of the second master bath....ready to relax in the tub?



The master bath continues with the double marble vanities and full shower. The travertine floors finish this room...extraordinary finishes for an extraordinary home!



Look at the size of this second master suite's closet! Unbelievable! The door at the end leads to another storage space, and the door on the right to the Texas basement.



This secondary bedroom is located at the top of the stairs, and the window looks to the front garden. Warmly stained wood floors and an ensuite bath.



This private bath is finished nicely with granite, framed mirror and a window for natural light



Another secondary bedroom with its own ensuite bath....richly stained hardwood floors and windows looking to the pool area.



This is the bath for the previous bedroom, including a shower with frameless door.



The foyer of the home has a feeling of home.... warm wood floors and wood steps with stone risers on the staircase. The home's elevator is located just past the doorway leading to the study. BTW, this home is equipped with central vac, wired for surround sound, and has a warranty for termites.



There are 2 powder rooms, this is the one downstairs.



This study area is located upstairs, and there is a second planning area downstairs just outside the utility room....a good spot for meal planning!



There are 2 utility rooms too! This is the one downstairs, and there is a utility closet upstairs that house stackable washer and dryer...are you getting the sense that everything comes in "twos" in this home!



Did someone say they need storage????



What a gorgeous pool! The travertine coping and deck are so tasteful! The pool ranges from about 3.5 to 5 feet deep.



The pool is very private, surrounded by the home. The doors you can see are leading to the study.



This spa will easily seat 4-6, yet is cozy enough for 2! The water flows over the rock wall into the pool.



Saving one of the best features for last! This outside living space is the spot for outdoor entertaining! There is an outdoor kitchen with grill and sink. The cedar beams accent the opening and the wood paneled ceiling is a nice added touch! With the fireplace, this space is good for year round use!



How about a ball game on the outdoor TV or roasting marshmallows for S'mores?



This outdoor living area is a nice extension of the house....gather your friends and family and be ready to enjoy! Are you ready to enjoy the benefits of living in an "up front" location, with an East Shore address? Come fall in love with this home and East Shore, you will be delighted you did!



The first floor layout.



The second floor layout.

Prepared By: Michele Flory

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 02/15/2018 10:50 AM

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