

"Eagles Nest"... 46 Wincrest Falls

Front Entry:

- Scalloped edge steps covered in slate tile are flanked on each side by 3 columns
- Gas carriage lights illuminate the French Doors with decorative leaded glass inserts and side windows
- Custom faux paint with intricate designs over front door and on stairway wall
- Gleaming marble floor with custom starburst inset
- Gentle curved staircase with decorative iron railing and travertine stair treads
- Views open to Dining Room, Living Room, upstairs balcony and custom murals on each side of Media Room doors



Dining Room (20x15):

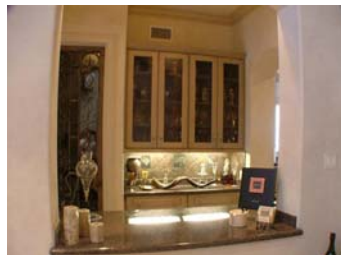
- Step down from Entry Foyer
- Diagonally set travertine tile floor
- Triple crown molding



- Neutral custom faux paint
- Built in speakers
- Views front

Butler's Pantry (7x5):

- Decorative iron door
- Temperature controlled Wine Vault with custom faux paint
- Granite countertops with built in cabinets and shelves
- Glass front overhead cabinets
- Diagonally set tile with decorative inserts
- GE Monogram ice maker
- Wine chiller
- Wet bar with copper sink



Kitchen Center (30x13):

- Granite Island with abundant counter space, prep sink and end seating area for 4
- Dacor 6 burner gas cooktop
- NuTone Food Center
- Sub Zero Integrated Refrigeration System storage drawers
- Dacor built in double oven (1 convection)
- KitchenAid built in microwave
- Additional Dacor built in wall oven with warming drawer
- Sub Zero side by side refrigerator/freezer with ice and water dispenser on door
- Dual Asko dishwashers
- Granite countertops, undermount stainless sink with instant hot water dispenser
- Under cabinet lighting
- Overhead display cabinets with lighted glass fronts
- Wall of built in storage cabinets
- Oversized walk-in pantry
- Tile floor
- Breakfast nook overlooks lanai and views backyard with tropical pool and views of lake
- Opens to Family Room



Family Room (21x17):

- Gas log fireplace with stone surround
- Built in Entertainment Center
- Genesis amplifier
- Denon stereo tuner
- Denon double cassette deck
- Sony 5 disk CD changer
- iPod attachment/dock
- Dual DVD + VCR deck
- Furman power conditioner
- Toshiba Cinema Series TV
- Built in speakers
- French doors open to covered lanai
- Overlooks covered lanai and views backyard with tropical pool and views of lake
- Plantation shutters
- Crown molding, Recessed lighting, Ceiling fan, tile floor
- Open to Kitchen



Living Room (22x21):

- Two columns flank each side of the entry way from foyer
- Scalloped edge steps down from expansive foyer
- Gas log fireplace with custom decorative marble surround

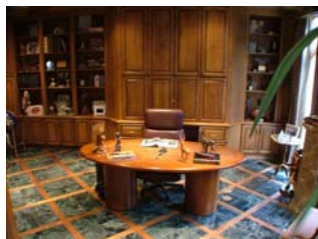


- Two art niches
- Single door opens to covered lanai
- Built in speakers, crown molding, recessed lighting
- Travertine floor
- Overlooks covered lanai and views

backyard with tropical pool and views of lake

Gentleman's Library/Study (20x16):

- Glass front French doors open to Study from foyer
- Step down from the foyer onto hardwood steps which lead to the decorative marble floor with hardwood insets
- Wall of built in shelves and cabinets with task area
- Wood beam block design ceiling
- TV niche
- Recessed lighting
- Large walk in closet with wine storage racks
- Views front

**Elevator**

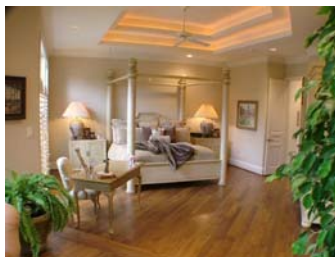
- Service to all three floors
- Mirrored
- Telephone

Guest Powder Room (east wing):

- Stone edge vanity with copper sink
- Custom wall mural
- Wall sconce

**Master Retreat (35x19):**

- Recent hardwood plank flooring
- Step up to sitting area with hardwood floor
- Dual view gas log fireplace in sitting area
- Plantation shutters
- Built in speakers
- Crown molding, recessed lighting, ceiling fan

**Master Bath (18x17):**

- Oversized steam shower with interior bench and frosted glass design matches window over tub
- Kohler garden tub with jets and waterfall faucet
- Dual view gas log fireplace
- His and hers marble vanities
- Make-up area in ladies vanity
- Barrel ceiling
- Marble floor with decorative diamond insets
- Exercise room/Sitting area off bath with Plantation shutters
- Enormous walk in closet with built in chest, shoe shelves, gentleman's built in chest, tie/belt rack and Halefe pull down clothing racks
- Built in linen storage in bath area
- Separate water closet with Kohler commode, designer faux paint and overhead storage cabinet

**2nd Master/Guest Suite (19x16):**

- Built in entertainment cabinet
- Gas log fireplace with stone surround
- Plantation shutters
- Crown molding, Recessed lighting, ceiling fan
- Pocket door opens to refreshment area with mini refrigerator, sink, built in counter and cabinets with space for microwave



2nd Master/Guest Suite Bath (16x12):

- Double doors lead to luxurious marble bath with diagonal set tile
- His and hers vanities
- Make-up area in ladies vanity
- Corner Clarke garden tub with jets
- Separate glass enclosed shower with bench
- Private water closet
- Large walk in closet with built in shelves and drawers

**Powder Room (west wing):**

- Tile vanity with vessel sink
- Custom mirror
- Tile floor

Utility Room (14x11):

- Built in storage cabinets
- Tiled task counter with soaking sink
- Storage closet
- Wall mounted ironing board
- Full size freezer
- Tile floor

Second Floor**Bedroom 3 – west wing (18x17):**

- Built in wall shelves and drawers with bench seat surround windows with Plantation shutters
- French doors lead to balcony overlooking the tropical pool and backyard with views of lake
 - Plantation shutters on French doors open to provide unobstructed view
 - Crown molding, Recessed lighting, Ceiling fan
- Private en-suite bath with tub/shower combination
- Seamless glass doors encase tub
- Oval window above tub enclosure
- Vanity with makeup application sitting area
- Large walk in closet with built in chest and shelves

**Bedroom 4 – west wing (17x17):**

- Built in wall shelves and drawers surround windows with Plantation shutters
- Overhead display shelf
- Single door leads to balcony overlooking the tropical pool and backyard with views of lake
- Plantation shutter on door opens to provide unobstructed view
- Crown molding, Recessed lighting, Ceiling fan
- Private stairway to loft area with recessed lighting and ceiling fan
- Private en-suite bath with tub/shower combination which has tile surround with decorative border
- Seamless glass doors encase tub
- Vanity with makeup application sitting area
- Large walk in closet with built in chest and shelves

**Powder Room**

- Tile vanity with Kohler vessel sink
- Wall sconces

Study/Flex Space – west wing (17x13):

- Built in cabinets with task area and under cabinet lighting
- Built in conference table
- Storage closet with built in shelves
- Crown molding, Recessed lighting
- Access to balcony overlooking front

Media Room (22x21):

- Custom murals flank entryway to Media Room
- Sports themed décor
- Drop down projection screen
- Theater style seating for eight
- Built in entertainment center
- Crestron entertainment media system with dual Sony TV monitors
- iPod attachment/dock
- Two recessed display/trophy niches
- Display shelf surrounds room
- Plantation shutters
- Crown molding, Recessed lighting, Ceiling fan
- Single door leads to balcony overlooking backyard with tropical pool and views of lake



Bedroom 5 – east wing (16x14):

- Dual walls of built in display shelves, storage cabinet and drawers
- Plantation shutters
- Crown molding, Recessed lighting, Ceiling fan
- Single door leads to balcony overlooking backyard with tropical pool and views of lake
- Private en-suite bath with tile surround shower
- Soaring ceiling with overhead window
- Built in linen storage
- Wall sconces
- Walk in closet with built in shelves and drawers

**Hobby Room/Flex Space – east wing (16x15):**

- Built in cabinets with task area and under cabinet lighting
- Built in conference table
- Large walk in closet with built in shelves
- Crown molding, Recessed lighting
- Access to balcony overlooking front

**Guest Apartment**

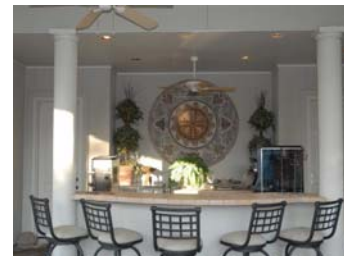
- Full kitchen with electric range
- Formica countertops and ceramic tile floor
- Eat in breakfast nook
- Carpeted living area with Plantation shutters and ceiling fan
- Hall bath with tub/shower combination
- Separate vanity area with tile floor
- Built in linen storage
- Bedroom quarters with Plantation shutters, Ceiling fan, and a large walk in closet

**Third Floor****Game Room (26x23) with Exercise Room (28x21):**

- Hardwood flooring
- Two large storage closets
- Step up to exercise area which views the backyard with tropical pool and views of the lake
- Recessed lighting
- Additional sitting area with bench seat views front
- Access to attic
- Elevator access plus stairway access from second floor hallway

**Entertainment Pavilion****Summer Kitchen & Bar (28x20):**

- LazyMan gas burner, grill and rotisserie
- Outdoor gas log fireplace
- Covered sitting area with faux painted ceiling and 4 ceiling fans
- Serving/Entertainment bar
- Hoshizaki ice maker
- Mini refrigerator
- Asko dishwasher
- Two storage closets
- Pool Bath with shower and private water closet

**Air Conditioned Game Room (25x19):**

- Two ceiling fans
- Easy care flooring
- Views of backyard with tropical pool and views of the lake



Air Conditioned Media Room (17x12):

- Built in entertainment center with media equipment
- Genesis amplifier
- Denon stereo tuner
- Denon CD auto-changer
- Denon dual cassette deck
- Furman power conditioner
- Easy care flooring, Ceiling fan
- Views front

Resort Inspired Back Yard

- Tropical heated pool with steps to rock slide
- Quiet grotto area under rocks
- Rock waterfall, heated spa
- Rock pond with bubbling waterfall
- Flagstone patio
- Covered lanai with ceiling fans and recessed lighting
- Elegant landscape
- Iron fence provides beautiful views of lake beyond pool

**Other Features:**

- Brick exterior
- Large circular paverstone patterned driveway with dual parking pads for two cars each on both sides of the house
- Four car garage with single doors
- Motor court with remote controlled electronic gate
- Storage closet in garage
- Workshop
- Slate tile roof over house
- Metal roof over outdoor cabana
- (2) Security Cameras – front door and pool
- Central vacuum system
- Panasonic Bext digital super hybrid telephone system
- Second utility area upstairs with space for stackable washer/dryer
- Elevator to all three floors
- Double pane windows
- Bull nose wall finishes
- Outdoor landscape lighting
- Exquisite faux paint finishes
- Extensive use of crown molding
- Separate electric panel for outdoor entertaining
- Gated entry to community

Annual Maintenance Fee: \$3,500**House: 11,662 SF/HCAD****Lot: 54,014 SF/HCAD****Built: 1996/HCAD****Builder: Gabay Custom Home Builders (per seller)****Schools:**

Hamilton Elementary

Hamilton Middle

CY-Creek High

Exclusions:**Dining Room chandelier****Eagle garden sculpture****Room Sizes:**

Living Room	22x21
Dining Room	20x15
Butler's Pantry	7x5
Wine Room	6x4
Kitchen Center	30x13
Morning Room	12x12
Family Room	21x17
Gentleman's Library	20x16
Master Retreat (incl sitting area)	35x19
Sitting area	12x12
Master Bath	18x17
Exercise area	16x10
Guest Suite 1 st floor	19x16
Guest Suite Bath	16x12
Refreshment Bar	6x5
Utility Room	14x11
Bedroom 3 (west wing)	18x17
Bedroom 4 (west wing)	17x17
Loft	12x11
Bedroom 5 (east wing)	16x14
Media Room	22x21
Study/Flex Space (west wing)	17x13
Hobby Room/Flex Space (east wing)	16x15
Guest Apartment Living Room	17x13
Kitchen	10x10
Breakfast area	6x5
Bedroom	16x17
Game Room (3 rd floor)	26x23
Exercise Room (3 rd floor)	28x21
Summer Kitchen & Bar	28x20
Air Conditioned Pavilion Game Room	25x19
Air Conditioned Pavilion Media Room	17x12
Workshop	28x11

