



# 3101 LATING STREAM



## IN RIVER OAKS AT WESTLAKE

Offered at \$1,150,000



### DENNY C. HOLT

Pat Brown & Company  
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- 6931 square feet (TCAD)
- 6 Bedroom/4 Full Baths/1 Half Bath
- 4 HVAC units
- 3 Levels
- 2 1/2 car garage with 2 openers

For a Full Virtual Tour, Visit:

[www.touravenue.com/3101latingstreamln](http://www.touravenue.com/3101latingstreamln)

## “A Homeowner’s Dream...”

- Wood & Tile Flooring, Berber type carpeting
- Heated pool/spa
- “Weatherbest” custom decking
- Iron Fencing
- Backs to Greenbelt area
- Large Master with Private Office/ Nursery. Large Dual Closets
- Master Bath with large Jacuzzi Tub. Separate shower with 2 heads and frameless door
- Front and rear staircases
- Alarm/Security/Speaker systems

- Media Room
- Mini-Kitchen/Bar area on lower pool level
- Dramatic Faux Paint Finishes
- Granite Counters with Stainless Appliances. Convection Oven/2 Microwaves/Sub-Zero Refrigerator-Freezer
- Butlers Pantry with wine cooler
- 2 Fireplaces with gas logs
- Numerous built-ins, ample storage closets
- Bonus room for wine storage/ exercise area

