

# 5307 Pine Wood Meadows Ln., Spring, TX

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## House Features:

Second floor has hardwood flooring while first floor has matching wood grain tile for a seamlessly elegant look yet durable living  
High ceilings throughout  
Stained baseboards and crown molding in all common areas  
Oversized closets throughout  
Wrought iron banister  
Tray ceiling walkways  
Lighting automation for all exterior lights  
Slate tile entry  
Cameras at all entry points  
Stamped and stained concrete border for driveway and entire walkway  
Slate art niche on left of front exterior  
Stained cedar fence around entire backyard (1 ft rot board, 6 ft cedar planks, and custom topper)  
12 Zone sprinkler system  
2 Tankless water heaters  
Tile roof  
3 Thermostats with phone control capability  
Whole home audio system has ability to do up to 12 total rooms (controlled by smart phone)  
Built-ins for mud room (including bench with storage and cabinets)  
Landscape lighting

## Entry:

Dome ceiling  
Rope lighting  
Chandelier  
Mosaic tile in-lay  
Spiral floating hard wood staircase  
Stained plantation shutters on staircase  
Crown molding

## Study:

12' Ceiling  
Wainscoting  
Wood grain tile floor  
Crown molding  
Built-in curved bookcase  
Built-in desk and shelving  
WHA speakers

## Dining Room:

10' Groin vault ceiling  
Chandelier  
WHA speakers  
6'x6' Picture window  
Wood grain tile

## Wet Bar:

Groin vault ceiling  
Wainscoting  
Built-in shelving  
Wine rack  
Wine fridge  
Granite countertop  
Sink  
Chandelier  
Mosaic backsplash

## Family room:

14.5' Vaulted ceiling with stained wooden beams  
Surround speakers in ceiling  
9' Butt-glass 3 frames picture window  
Custom drapes  
French doors to back patio  
Stone, remote controlled gas-log fireplace  
Built-ins  
Wood grain tile

## Kitchen:

10' Ceiling  
Reverse osmosis water system  
Double oven  
Natural stone backsplash  
Oversized pantry with specialty door  
Jenn-air appliances  
Crown molding

## Breakfast Room:

Crown molding  
Chandelier  
Butt-glass curved window

*cont'd on back*

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**Master Bedroom:**

10' Double tray ceiling  
Plantation Shutters  
Crown molding  
WHA speakers  
Door to summer kitchen

**Master Bath:**

Granite countertops and ledges  
Mosaic tile above Jacuzzi tub  
Mosaic tile art niche  
Mosaic tile inside shower  
Travertine tile floors  
Large walk-in closet with his/hers built-ins  
3 tier clothing bars with shelving between  
Shoe rack shelving  
WHA speakers

**Utility Room:**

Refrigerator with water  
Sink  
Drip dry hanging station  
Granite countertop  
Built-in cabinets  
Crown molding

**First Floor Secondary Bedroom:**

WHA speakers  
Marble countertop en suite also opens to the  
backyard for a future pool bath

**Second Floor Secondary Bedrooms:**

En suite bathrooms with granite countertops  
Walk-in closets

**Game Room:**

Tray ceiling  
Crown molding  
WHA speakers  
TV mounted 52"

**Home Theater:**

Soundproofing  
7.1 Wiring  
Lighting automation  
Projector and 106" screen  
Raised seating platform  
7.1 Speakers

**Summer Kitchen:**

Granite countertop  
Built-in gas line grill  
Sink  
Beverage Fridge  
Outdoor TV  
Stained cedar ceiling planks  
Ceiling fan  
WHA speakers

**Garage:**

Oversized 3 car  
WHA speakers  
Workbench and cabinets (including toolbox cabinet)  
Door to mud patio  
3 Windows with wood blinds