

87 Cezanne Woods Drive – The Woodlands, TX

Interior Amenities & Upgrades

- ✓ NEW WOOD FLOORING, TILE, CARPET (only in secondary bedrooms) were installed in 2016 throughout the up and downstairs and included staircase steps and risers with new frieze carpet and upgraded pad going into the secondary bedrooms upstairs.
- ✓ NEW STAINLESS-STEEL kitchen appliances installed in 2016.
- ✓ NEW INTERIOR PAINT in neutral colors in 2016.
- ✓ Master Craftsman designed and built gorgeous stain-grade wood CUSTOM CABINETS that feature adjustable, lighted displays shelving in both the study and the living room. Additional stain-grade CROWN MOLDING, WROUGHT-IRON STAIRCASE spindles and stain grade staircase hand rail was also installed at that time.
- ✓ PLANTATION WOOD SHUTTERS installed throughout 98% most of the home.
- ✓ Custom sliding BARN-DOOR added to game room.
- ✓ Custom FURNITURE-STYLE powder room PEDESTAL with custom framed mirror, updated light fixture and dual-flush toilet.
- ✓ Full-glass CUSTOM FRONT DOOR and full glass back door add “pizazz” and allow more natural light in.
- ✓ Master Bath was remodeled in 2016. NEW CABINETS, granite countertops with undermount sinks, new dual-flush toilet, upgraded plumbing fixtures and light fixtures, framed mirrors, and SEAMLESS GLASS SHOWER enclosure.
- ✓ Secondary Bathrooms were also remodeled in 2016 with new cabinets, granite countertops with undermount sinks, decorative FRAMED MIRRORS and upgraded plumbing fixtures.
- ✓ Upgraded lighting and plumbing fixtures installed throughout the home.
- ✓ Built-in speakers in living room, master, and on back porch are ideal for providing added ambience.
- ✓ Well-sized laundry room nestled away off kitchen is features both electrical and gas dryer hook-up option, extra storage cabinets and plenty of natural light with window view of backyard.

Exterior Amenities & Upgrades

- ✓ SALT WATER POOL with pebble sheen plaster in “Midnight Blue” has sun-shelf, mood-lifting LED Color lights, a lighted trio-water fountain with bubblers and a convenient, easy care, auto-fill feature.
- ✓ Large COVERED BACK PORCH features attractive brick pavers, built-in speakers, outdoor porch fan and corner flood lights.
- ✓ Back porch pavers extend the length of home to add plenty of space for entertainment!
- ✓ BRICK PAVED WALKWAYS off the garage lead to the backyard and add so much to the overall attractiveness and substance that you feel radiating from this home!
- ✓ PROFESSIONAL LANDSCAPING in both the front & backyard includes sprinkler system, rock-scaping and professional lighting package.
- ✓ Two covered porches with garage overhang and BRICK ON ALL 4 SIDES.
- ✓ UPGRADED CUSTOM GARAGE DOORS with larger-sized windows that provide more natural light into the garage and support the homes overall “curb appeal.” Garage also features built-in overhead shelving and workbench with upper and lower storage.
- ✓ Four convenient attic spaces provide plenty of options for future storage. You’ll love the TWO TEXAS basements!

Mechanical and Structural Improvements

- ✓ NEW ROOF installed was installed in 2016.
- ✓ Two, NEW 40-gallon HOT WATER HEATERS were installed in 2015.
- ✓ Two, NEW AC UNITS were installed in 2019.

Such an Ideal Location!!

- ✓ Located in MONTGOMERY COUNTY in the original “WOODLANDS PROPER” which is zoned to highly acclaimed CISD School District.
- ✓ This home is within walking distance of the popular k-6 flex school, COULSON TOUGH.
- ✓ Home backs to a wooded greenbelt buffer for privacy, no back neighbors.
- ✓ Pocket park around the corner is within walking distance.
- ✓ LOW TAX RATE (2.3634 / 2017)