

3218 Wedgewood Circle

Feature Sheet

- *Kitchen*
 - Custom wood Birch cabinets
 - Painted February 2019 and added new stainless drawer handles
 - Under-cabinet & over-cabinet lighting
 - Pantry + 14 drawers + pull-out cabinet “convenience” access
 - New KitchenAid microwave (February 2019) + Oven/range + quiet Bosch dishwasher all stainless steel
 - Backsplash + Granite countertops
 - Breakfast Bar + Large breakfast room overlooking the 16th hole. Window has custom window shades.
- *Family Room*
 - Wood burning Fireplace
 - Wood floor
 - Custom shutters
 - Raised ceiling with canned lights and 2 ceiling fans
- *Dining Room*
 - 11’ ceiling
 - Wood floor
- *Master Bedroom*
 - Oversized master with sitting area
 - Custom wood shutters
 - Ceiling fan with canned lights on dimmer
- *Garage*
 - Extended garage with additional natural lighting from window
 - Epoxy flooring
 - Closet plus custom wall storage & wood workbench
- *Utility Room*
 - Wet sink

- *Interior*

- Majority of the home was re-painted in 2018-2019 including the family room, dining room, kitchen, breakfast room, baths, and master bedroom
- Home is plumbed for gas/propane, but a tank must be added
- Only one owner
- All ceilings 9' to 11'
- Oversized & floored attic through hallway access
- 2 Trane Central Air-Conditioners
 - 3 Tons plus 3 Ton Trane – 2012
 - 10 year labor warranty & parts warranty included at no charge through John Moore
 - Included new air handler premium R410 A variable speed, new drain pan, new safety float switch, new supply pleum & 8 duct, new condenser Trane premium 410A 2 Stg, and flushed system & adjusted refrigerant, installed new thermostat Stat 8000 as well as new thermostat start wire

- *Exterior*

- Park-like lawn with 75+ foot trees
- Located off the 16th Tee
- Sprinkler system in the front and back
- Covered back patio North facing
- Large front outside entry with tile floor South facing
- New roof as of March 2019 with 20 year one time complete transfer guarantee
 - Including materials & labor
 - Preventative replacement because of a previous hailstorm
 - There have been no prior leaks at any point
 - Home has NEVER flooded.
 - R.T. Construction of Conroe also replaced the roofs of 5 immediate neighbors on Wedgewood Circle