

## **Our Home, 58 Quiet Peace Place, The Woodlands, Texas 77381**

### **HIGHLIGHTS OF IMPROVEMENTS**

***There hasn't been an area of this home or yard where something hasn't been improved upon!!!***

***Please see detailed list with cost breakdown.***

- \*Entire Kitchen has been remodeled with custom cabinetry
- \*All 3 Bathrooms have been totally remodeled with custom cabinetry
- \*Laundry room is inside the home with plenty of custom storage cabinets and room for a freezer
- \*New flooring
- \*New paint, including all trim - all popcorn ceiling texture removed and minimized & all texture on walls smoothed out (look at other homes in the area to see the difference)
- \*Hardy plank siding
- \*New 400 series Anderson Low-E Sun series Windows upstairs and in the Laundry Room
- \*Roof replaced in Summer 2012 with Lifetime Hi-Definition Architectural Shingles
- \*Front door replaced with beautiful solid Mahogany door
- \*Back door replaced with Pella Sliding Glass door with in-the-door blinds, super easy to close, clean & Safe!
- \*Whole house Alarm system, including fire
- \*Zoned A/C system, Trane 13seer 4-ton air conditioner in 2007
- \*Furnace replaced in 2005
- \*Added storage shed for garden/yard stuff. Has a small custom garden cabinet inside and electricity
- \*Custom cabinets in Garage, set up for the home woodworker, but can be used for lots of other hobbies
- \*Ceiling Fans throughout & Updated Lighting Fixtures
- \*7-speaker in-the-wall wiring with HDMI in Family Room. Also, zones in Garage & Back Porch
- \*10x30 covered porch with fans, lighting, electricity
- \*Additional Curved Patio feature with sidewalk to front
- \*Outdoor pond-less water fountain
- \*4 raised garden beds with automatic irrigation
- \*Totally landscaped front and back lawns
- \*6 foot gate for getting large items to backyard
- \*Lighted Flagpole on photocell

*Other Noteworthy things that we will miss about our home:*

- \*End of a cul-d-sac, easy access to the Woodlands Path
- \*Quiet & Peaceful area & mature tree lined drive
- \*Playground in back, with path from backyard that leads directly to it!
- \*Short drive to Highway I-45 & the Woodlands Mall area
- \*3 different grocery stores (HEB, Randalls & Kroger) less than 5 minutes away
- \*Neighborhood pool 2 blocks walking distance on path
- \*Great restaurants within minutes driving time
- \*World class doctors and Hospital system in the Woodlands with neighborhood ER=s
- \*Excellent Schools
- \*Our neighbors
- ...and
- \*Enjoying my morning cup of coffee on the back porch, listening to the water fall and watching the birds play