14027 WOODTHORPE LANE, HOUSTON, TX 77079

LOCATED IN THE MEMORIAL ENERGY CORRIDOR ~ NOTTINGHAM WEST

FEATURES & UPGRADES...

- 1. Landscaping and Curb Appeal
 - a. Added Extensive amounts of rock and flagstone
 - b. Added sprinkler system
 - c. Added French drains
 - d. Added gutters front and back
 - e. Roof Extended 14' x 27' to Cover back Patio.
 - f. Beautiful Lush Landscape with Stone Bordering and Flowering Plants
- 2. Light and Bright Open Floor Plan
- 3. Wood styled Tile Floors Throughout
- 4. Second Living Area for Den/Playroom/Study/Office
- 5. 3" Plantation Shutters (2018) at Front & Back Windows
- 6. Long Expanded Dining Room, with Chandelier (2018)
- 7. Kitchen Open to Living and Dining Areas Great For Entertaining
 - a. Walls of Off White Soft-Close Cabinetry & Drawers (2018)
 - b. Raised High Ceilings
 - c. Kitchen Bar area with white washed brick
 - d. Large Island with exquisite Marble Fantasy Brown
 - e. Quartz Kitchen Countertops (2018)
 - f. White Subway Tile Backsplash (2018)

PRESENTED BY MARTHA L. SMITH, BROKER M L SMITH & COMPANY 281-531-7400 TXMLSMITH@AOL.COM

- g. Under Cabinet Lighting (2018)
- h. Stainless Steel LG Appliances: Oven, Refrigerator, Dishwasher and Microwave, in Cabinet. (2018)
- 8. Vaulted and Beamed Ceiling Family Room has White Washed Curved Brick Corner Fireplace, with Gas Logs
- 9. Split Bedroom
 - a. King Size Master Suite
 - b. Double Walk-In Closets
 - c. Master Bath with Double Undermount Sinks, Granite Counters, Glass Enclosed Spacious Shower
 - d. Room to expand Master to Roof Covered 14 x 27 Patio, if So Desired.
- 10. Spacious Additional Bedrooms
 - a. Access Hall Bath with Granite Counters with
 Undermount Double Sinks, Tub Shower with Recent Tile
 Surround
- 11. Both Bathrooms have:
 - a. Granite Counters
 - **b.** Undermount sinks
 - c. Updated fixtures and mirrors
 - d. Porcelain Tile.
- 12. New Interior Paint (2019)
- 13. New Interior Doors, Hardware and Baseboards (2018)
- 14. Crown Moldings added
- 15. New Roof Replaced and Raised and Extended 14'x 27' to provide Year Round Covered Outdoor Living (2015), Wide Screen Television.
- 16. High Efficiency Double Pane Low E Windows throughout (2018)

PRESENTED BY MARTHA L. SMITH, BROKER M L SMITH & COMPANY 281-531-7400 TXMLSMITH@AOL.COM

- 17. New Heating & Air Conditioning System replaced, including ductwork & insulation, as needed. (2018)
- 18. PEX Plumbing System (2018)
- 19. Water Heater replaced (2018)
- 20. Electrical updated, (2018)
- 21. Recessed LED Can Lighting, throughout (2018)
- 22. Ceiling Fans replaced in Living and Bedrooms (2018)
- 23. Fresh Interior Designer Paints Throughout
- 24. New Access to Attic, added
- 25. Floored Attic Space, added
- 26. Double-wide Driveway with Basketball Goal Post
- 27. Quiet Street with Great Neighbors!
- 28. This home is Zoned to the esteemed Wilchester Elementary School, Rated 10 out of 10!
- 29. Spring Branch Independent School District's Top Schools for all other levels are located close by!
- 30. Recreational Areas to Enjoy...
 - a. Nottingham West Recreational Facility and Pool,
 - b. Nottingham Park is a 22.5 Acre Park with Tennis Courts, Picnic Table, Playground, HEB Kit Fit Area, Granite Walking Loop Trails, Splash Pad, Disc Golf, Gazebo and Restrooms.
 - c. <u>Terry Hershey Park</u>: Miles and Miles of Trails along Buffalo Bayou for walking, running or bicycling. Park has Drinking Fountains, Restrooms, Playground, Sun Dial, Runners Shower, Doggie Drinking Fountain, Lighted Trails are The Cardinal Trail and Blue Jay Trails.
- 31. Abundance of Shops and Restaurants all close by.

This is a home to move in and enjoy.

PRESENTED BY MARTHA L. SMITH, BROKER M L SMITH & COMPANY 281-531-7400
TXMLSMITH@AOL.COM