

**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)**

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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. **Terry Hershey Park: 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.

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