

THE HOUSE ENHANCEMENT LIST

**27522 Wishing Oak
Benders Landing Estates**

- 1.** Tinted low E windows throughout the house
- 2.** Two dishwashers, two microwaves, double ovens, 6 burner gas stove and oversized built-in refrigerator in the kitchen
- 3.** Granite counter tops in the kitchen and all bathrooms
- 4.** Spacious dining room connected to butler's pantry and wine grotto
- 5.** Pool access from master bedroom
- 6.** Two laundry rooms, downstairs and upstairs, washers and dryers are included
- 7.** Media room, including theater seats and equipment (HD projection system with 100+inches projection screen)
- 8.** Surround sound speaker system throughout the house
- 9.** Peruvian hardwood floors and crown molding throughout the first floor
- 10.** Walk through shower with dual showerheads and oversized freestanding jets tub in master bathroom with TV cabinet
- 11.** Customized built-in vanity in master closet
- 12.** High ceilings with Juliet balcony to game room in family room
- 13.** Two office spaces on the main floor, gym in the guest/extension house, gym equipment is included
- 14.** Separate sitting area on the second floor
- 15.** Oversized storage room on the second floor (behind the media room)
- 16.** Oversized 3-car garage with built in cabinets
- 17.** Expansive covered patio with separate entrances from multiple rooms
- 18.** Custom pool and spa with changing LED light technology can be heated for year round use
- 19.** Two gas fire pits by pool area
- 20.** Sprinkler system front and back yard
- 21.** Fully iron fenced lot with electric gate and remote openers
- 22.** Alarm system
- 23.** Around 1 acre lot of professionally landscaped privacy
- 24.** Landscaping lights

25. Benders Landing Amenities:

- access to the club house and fitness gym,
- community pool and tennis courts,
- community events
- multiple lakes for kayaking, paddle boarding, fishing,
- top Conroe ISD schools,
- easy commute via 99