

# Features & Upgrades

---

8731 Creek Willow Dr.

## Master Bedroom Suite:

- ❖ Custom cabinets in master suite
- ❖ Walk-in shower
- ❖ Jacuzzi tub
- ❖ Built-in entertainment center

## Kitchen:

- ❖ Custom cabinetry
- ❖ Granite countertops
- ❖ LED under-cabinet lights
- ❖ Gas Range & built-in microwave
- ❖ Updated faucet & light fixtures
- ❖ SS appliances are approx 3 years old



## Structural & Mechanical Upgrades:

- ❖ 1-inch foam board insulation/radiant barrier
- ❖ New hot water heater within 3yrs
- ❖ 30 yr architecture pleated roof shingles (9-10 yrs old)
- ❖ Fresh exterior paint (Summer 2018)
- ❖ New privacy fence with galvanize pole construction and custom gate



## Additional Features:

- ❖ LED lighting in kitchen, dining room, and master bedroom
- ❖ Dimmer switches in kitchen, dining room, and master bedroom
- ❖ New toilets down stairs (1yr old)
- ❖ 1/2 bath vanity upgrade
- ❖ Upgraded front and back doors (3 years old)
- ❖ 6-inch trim downstairs
- ❖ Wood Deck and Pergola
- ❖ Professional video surveillance system (stays)
- ❖ Lean-to off the shed for extra covered storage



# 10 Things We Love

---

8731 Creek Willow Dr.

1. **NEIGHBORHOOD:**

Willow Forest is a neighborhood that was established in 1975 as a "Custom Built" community with 565 homes. Large common areas include a tennis court, pool, clubhouse, and a second park area on Creek Willow Drive. This quaint area gives the feel of being in the country but still close enough to anything and everything you could ever need.

2. **CENTRAL LOCATION FOR TRAVEL:**

Located off of Kuykendahl, 3.3 miles north of FM 2920, we are situated 10 minutes from the Woodlands, 15 minutes from I-45, and 25 minutes from The Woodlands Mall and only 8 minutes from the 99 Grand Parkway.

3. **TREES:**

The one thing that originally drew us to this area was the feel of all the trees. We have loved watching our dogs run through the woods and then also taking off into the same woods on our 4 wheelers! On countless mornings we walk outside to see the deer grazing in the woods directly across from us. The sound of the birds chirping in the morning, or our resident owl in the evenings, is not something you can find in the more populated areas.

4. **SHOPPING, SHOPPING, AND MORE SHOPPING:**

The Grand Parkway Marketplace has it all. Target, Ross, and TJ Maxx are perfect for updating your wardrobe. When you want to pamper yourself, you can hit up Bath and Body Works, and then get a mani/pedi at a number of salons. 5 Below and Party City are always a hit with the kids. You can pamper your pets at Petco AND PetSmart. Don't forget the gentlemen! Home Depot, Lowes, and Academy are all within these same areas.

5. **BACKYARD DECK AND GARDEN AREA:**

After all that shopping you will want to come home and relax. The deck is ready and waiting for you to fire up the grill and create memories with your friends and family. The garden area located as you enter the backyard through the gate has been fruitful for many years. Nothing tastes better on that burger off the grill than a juicy tomato picked right from the vine



# 10 Things We Love

---

8731 Creek Willow Dr.

6. **KITCHEN:**

The heart of every home is the kitchen. We have loved customizing the kitchen! The backsplash, tile, custom cabinets and lighting all help to illuminate the stainless-steel appliances.

7. **SCHOOLS:**

The neighborhood school, Schultz Elementary, could also be considered the heart of the neighborhood. The loving staff goes above and beyond. They host events throughout the year to promote community involvement.

8. **FLOOR PLAN:**

The downstairs layout allows for great entertaining also. We love having the open game room upstairs for when the kids get to the age when they just want to be in their own space, and study or do homework. The open area also allows you to hear them! If only they could stay little forever and never want to leave our side.

9. **BATHROOM:**

Let's face it, even though we don't want our kiddos to grow up, we still need some "me" time. You can escape into the jacuzzi tub in the updated master bathroom. Ahh, Calgon take me away! After that relaxing bath you can head back to the living room and snuggle up with a good book or movie and reflect on your day.

10. **LIVING AREA:**

We love to eat dinner as a family each night and check in! We feel like this floor plan maximizes family in the best way.

