

Features & Updates

254 Cape Jasmine Court

Updates within last 12 months:

- ❖ New Carpet: Shaw Exceptional II color Cameo with ½" 8 lb. pad
- ❖ New Paint: Game Room, Pool Bath, Master Bath, Laundry Room, and Powder Room
- ❖ New Jenn-Air electric Convection Ovens and Gas Range
- ❖ Professional landscaping in June
- ❖ All new Bathroom and Vanity Mirror Mates Frames
- ❖ Built-in KitchenAid Refrigerator 2012 (new board 2019)
- ❖ All new MD Complete Accessory Kit in Central Vacuum
- ❖ New GE Microwave (November 2018)



Features of Note:

- ❖ One-story on cul-de-sac, pie-shaped lot
- ❖ Detached 3-Car-Garage (oversized)
- ❖ Heated Pool & Spa with fountain feature
- ❖ Game Room Murphy Bed (queen size)
- ❖ Sprinkler system
- ❖ Gas Log Fireplace
- ❖ Outdoor Gas Grill



Structural & Mechanical Upgrades:

- ❖ New Roof - 2013
- ❖ High-Efficiency Trane HVAC replacement - 2010
- ❖ New Hot Water Heaters - 2009
- ❖ New Recirculating Pump - 2007
- ❖ Central Vacuum: New MD Complete Accessory Kit - 2019
- ❖ Moisture Solutions stucco inspection - 2013

Additional Notes:

- ❖ Paint Exterior Stucco - 2013
- ❖ New wooden fence - 2013
- ❖ New kitchen disposal - 2012
- ❖ KitchenAid dishwasher - 2010
- ❖ BioTech Termite Inspection - Feb 2019 (annually since 2007)



12 Things We Love

254 Cape Jasmine Court

1. Privacy: Pie-shaped lot opens up into a private setting.
2. Located in the center of The Woodlands across from Galatas Elementary.
3. Serenity of the pool and back yard views from main living areas.
4. Large kitchen island is great for entertaining and family cooking together.
5. Earthy beauty of the slate floors.
6. Abundance of natural light from glass door inserts, transoms and windows.
7. Extra living space provided by large covered entry around “front yard” pool.
8. All the storage and built-in cabinetry throughout the home.
9. Walk-through access from Master Closet to Laundry Room.
10. Pool Bath provides easy access and convenience.
11. Large, pie-shaped back yard with stone walking path all the way around.
12. Laundry Room large enough to also craft, sew, iron, etc.

