

# *110 W. Ambassador Bend, The Woodlands, Texas, 77382*

## *Features of our house that make it a Home!*

### **General Information**

- *Home was designed by Todd Rice of Houston*
- *Builder is Bill Hughes of The Woodlands*
- *Home was built between 2012 and 2013. We took occupancy in last week of November, 2013 – so home is 4.5 years old*
- *Landscaping was designed and installed by BLV*
- *French drains and sprinklers was installed by Woodlands Water Works*
- *Pool and Spa was designed and installed, and maintained by Texas Pools*
- *Misc – It is the newest home built on the in the neighborhood and one of the last lots sold on the Gary Player course (hole 16).*

### **Exterior Features**

- *House*
  - *Full brick house with real cast stone features throughout including courtyard entrance*
  - *Shutters are no paint required where the color is imbedded into the shutter*
  - *Gas lights in courtyard*
  - *Plumbed for fountain in courtyard*
  - *Electric outlets on eaves for holiday lighting – controlled indoors with extra electrical box outside*
- *Pool and Spa*
  - *Low chlorine pool and spa*
  - *In floor cleaner*
  - *Designed and installed by Texas Pool*
  - *LED lights*
  - *Remote controlled from inside home*
  - *Beautiful water feature/fountain*
  - *Oversized travertine deck also installed by Texas Pools*
- *Landscaping*
  - *Designed by BLV*
  - *Lawn is Zoysia (disease resistance)*
  - *French drains throughout property*
  - *Decorative 6 'dancing bear topiary in backyard*
  - *Mosquito misting system in backyard*
  - *Vegetable/herb garden area*
  - *Beautifully maintained landscaping front and back with a great view of the 16<sup>th</sup> hole of the Player Course.*
  - *Exterior landscape lighting in the entire yard*
- *3 car garage*
  - *Oversized garages*
  - *Floor is upgraded with Epoxy Floors*
  - *Solid wood garage doors with opener*
- *Lanai*
  - *Oversized outdoor Lanai (about 800 sq. ft.) with 2 sitting areas*
  - *Stereo speakers in Lanai*
  - *TV outside*
  - *2 separate cooking grills (one gas, one charcoal) with cooking range/burner*
  - *Additional storage underneath grills*

## Interior Features

- *General house details*
  - *12-15' ceilings down, 10' up*
  - *Smart home wired*
  - *Painted foyer ceiling with Trompe l'oeil ceiling*
  - *Circa lighting fixtures throughout house*
  - *Vintage French Oak plank flooring down stairs*
  - *Built in lighted cabinets thought-out most of house*
  - *Dimmers on nearly all switches*
  - *Solid brass door handles*
  - *Solid oak doors throughout home*
  - *Commercial grade sliding glass doors with screens*
  - *Butted glass windows in dining room and office windows*
  - *Pocket doors throughout home*
  - *Safe room*
  - *Due to large rooms and high ceilings home shows and lives much larger*
- *Kitchen and Dining area*
  - *Wolf double oven/range*
  - *Sub Zero large refrigerator*
  - *Wolf Microwave oven*
  - *Asko Dishwasher*
  - *Oversized main island*
  - *Over/under counter lighting*
  - *Oversized separate walk in pantry*
- *Master bedroom and bath*
  - *Oversized master bedroom*
  - *Remote control drapes*
  - *Remote control spa type bathtub*
- *Guest bedroom and bath*
  - *Oversized guest room with full shower/bathroom*
- *Office*
  - *Butted glass windows*
  - *Circa lighting*
- *Game room*
  - *Wired for stereo speakers*
  - *Large built-in*
- *3<sup>rd</sup> Bedroom*
  - *Large room with window sitting area*
  - *Very large bath with separate shower*
- *Extra room/art room*
  - *Off of 4<sup>th</sup> bedroom, large extra room for workout, art, craft, or play room*
- *Air conditioned extra storage area*
- *Very large walk-in attic*