

*130 E Wilde Yaupon*  
*Updates and Special features about our home that we Love*

- 1. Irrigation sprinkler system with Rain Sensor and Schedule 40 PVC*
- 2. Front office with plenty of windows for natural light and French pocket doors*
- 3. Sunroom Retreat off Master Bedroom with windows around the all 3 sides of the room*
- 4. Master Spa Bathroom: Oversized tub and lots of window-you would think that you were in a rain forest!*
- 5. Backyard backs into Trace Creek and has no backyard neighbors*
- 6. House has never flooded (we didn't lose power or internet during Hurricane Harvey)*
- 7. House is centrally located 2 miles from 4 grocery stores, 3 high end restaurants, and 3 anchor shopping centers*
- 8. Mitchell Preserve is less than 1 mile away*
- 9. Very energy efficient home with a Seer 16 AC unit and the walls (interior and exterior) are painted with Radiant Barrier heat paint*
- 10. Best neighborhood in The Woodlands*
- 11. Landscape is easy maintenance and looks like a park setting*
- 12. Crushed granite walkway around the house*
- 13. Three decks in the backyard*
- 14. Picket fence in the backyard with an oversized gate*
- 15. New carpet, fresh paint, hardwood floors*
- 16. Epoxy coated floors in the garage and the walls in the garage are painted with Radiant Heat Barrier Paint*