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# 43 W. Canyon Wren Circle

## The Woodlands Village of Creekside Park

### Upgrades & Outstanding Features

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This extraordinary home is loaded with a long list of luxurious finishes and upgrades. No detail has been overlooked by the homeowner's great care.

#### *Front Exterior:*

- ❖ Professionally landscaped front garden with dry-set stonework. \$4000
- ❖ Accent lighting to showcase the house and landscape - on timer. \$3000
- ❖ Texas Laurel specimen tree. \$1000
- ❖ 3 - Savoy Monticello Wall Lanterns with watered glass \$2000
- ❖ In-ground irrigation system
- ❖ Solid Brass entry set by Grandeur on both the front & back doors.

#### *Security Features:*

- ❖ RING door bell and alarm system

#### *Exquisite Living Spaces:*

- ❖ New Wood Flooring (November 2019)
- ❖ Custom foil medallion on entry rotunda ceiling
- ❖ Antique Reproduction Glass Doorknobs throughout \$2800
- ❖ Double Crown Moldings & High Base Boards
- ❖ Wine Grotto / Coffee Bar - with iron gate door surrounded in natural fossil stone.
- ❖ Living Room: Custom faux ironwork in transom windows, Gas-log fireplace with Cast Stone Mantel, wired for sound.
- ❖ Formal Dining: Plantation Shutters, Faux Marble finish on columns
- ❖ Breakfast Room: Plantation Shutters & Custom Drapes
- ❖ Powder Room: Hand finished faux paint, embossed tin ceiling & chandelier, vanity is a converted antique Bombay style cabinet.
- ❖ Private Study: French Doors, Plantation Shutters, Custom Cornice & Draperies



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### ***Extraordinary Kitchen:***

- ❖ Two-Granite top Islands - one extended for added seating
- ❖ Farmhouse Sink \$1100
- ❖ New Kitchenaid Dishwasher - 5-year transferable Warranty (2019)
- ❖ Solid Brass Schaub Corinthian Cabinet Hardware \$1800
- ❖ New Faucet \$800 (2019)
- ❖ Double Oven & Gas Cooktop
- ❖ Walk-in Pantry with electrical outlet for small appliances
- ❖ Under cabinet lighting with central wall switch.



### ***Laundry Room:***

- ❖ Granite top cabinet
- ❖ Space for extra Refrigerator with water connection

### ***Family Entrance:***

- ❖ Passage from Garage into hallway with coat closet and space for built-ins to accommodate an organized start and finish to your day.

### ***Master Suite:***

- ❖ New Wood Flooring (November 2019)
- ❖ Crown Molding & High Base Boards
- ❖ Bath walls hand finished in a foil damask motif with Swarovski Crystal accents
- ❖ Custom framed beveled mirrors
- ❖ Opulent 9-arm chandelier in bath
- ❖ Whirlpool tub, separate shower and his/her vanities - all with upgraded faucets
- ❖ Electrical outlets cleverly concealed inside linen closet and inside lower vanity cabinet with roll out shelf for hair styling appliances



### ***Bedroom #2:***

- ❖ Privately situated in the front of the house with en-suite full bath
- ❖ Crown Molding & Plantation Shutters
- ❖ New Carpet with 25-year warranty
- ❖ Dazzling chandelier
- ❖ Full Bath: Custom framed mirror & upgrade light fixture

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### ***Bedrooms 3 & 4:***

- ❖ Bedrooms share a private corridor and Jack & Jill Full Bath
- ❖ New Carpet with 25-year warranty
- ❖ Industrial style light fixtures
- ❖ Custom Cornices & Drapes

### ***Outdoor Living:***

A masterpiece of design and function culminating into a resort-style environment. Perfect for entertaining and as your very own private sanctuary.

- ❖ Swimming pool - PebbleTec coating, Hot Tub, Tanning Shelf with Fountain
- ❖ Rock-faced waterfall features Gas lanterns
- ❖ Pool edged with travertine and surrounded with paver decking
- ❖ Surrounded in exceptional landscape - Goddess Bamboo is Non-evasive and will reach 20' high for privacy
- ❖ Outdoor Kitchen: Gas Grill, Sink & Granite Countertop
- ❖ Wired ready for TV & Music.
- ❖ Side courtyard is paved in Flagstone

Swimming pool and backyard transformation was completed in (2017) at a cost of \$135,000

### ***3-Car Tandem Garage:***

- ❖ Epoxy Coating on floor
- ❖ Door and exterior light added for convenient access to side and back yard

### ***HVAC Upgrades:***

- ❖ New Coils installed (2017) with 10-year Transferable Warranty
- ❖ New Condenser with 10-year Transferable Warranty (2019)

