

14 Spruce Canyon Place, The Woodlands Texas 77382

1. Mosquito Mister covering entire backyard
2. Leaf Guard gutters covering entire house
3. Upgraded textured walls
4. Professional heavy landscaping in the front and backyard with double stoned landscape borders
5. 12 foot ceilings in kitchen, dining and hallway leading to study and master
6. Wine cubbies in dining room
7. Solid wood staircase leading to second floor
8. Oversized storage closet downstairs with second coat closet near entry
9. Stained cedar wood slats on patio ceiling
10. Upgraded Fire Magic built in grill on patio
11. Oversized floored attic space
12. Coils on two of the AC units replaced in July 2019
13. Exposed wood beams and fireplace mantle in family room
14. Oversized walk in closets in 4 bedrooms
15. Two gas log fireplaces
16. Abundant custom woodwork in study
17. Custom open transom to dining with iron work
18. Custom built in cabinetry throughout home
19. Wrought iron balcony overlooks family room
20. Well-designed utility with plenty of storage, accommodating a freezer, sink and hanging space
21. Secluded private corner lot
22. Covered rear porch with outdoor kitchen
23. High end 4 ½" Plantation wood shutters by Design Shutters
24. Motorized blinds in family room and kitchen
25. GE Profile appliances in kitchen. New microwave.

26. Nice walk in pantry in kitchen
27. High end Kinetico Premier reverse osmosis water filtration system in kitchen.
28. Whole house water softener system
29. Continuous hot water system
30. Pest control up to date and paid through July 2020
31. Gorgeous travertine floors through out the downstairs with wood floors in study
32. Granite kitchen counters with oversized, deep stainless steel sink
33. Fully tiled walls and ceilings in master and 2nd guest bathroom showers
34. Built in, hidden safe closet in master closet.
35. Easy access to Woodlands Parkway and shopping at Magnolia