

14 Silver Lute Place

Village of Grogan's Forest

List of Features & Recent Upgrades in the Amount of Approx. \$87K

SPECTACULAR home w/\$87K in recent UPGRADES on a 30' GREENBELT lot on a CUL-DE-SAC street in DESIRABLE GROGAN'S FOREST LOCATION at the FRONT OF THE WOODLANDS! E-Z access to The Woodlands Town Center, Mall, hospitals, Market Street, Hughes Landing, & 3 stop signs to I-45 South via Vision Park! Built by Darling Homes in the Americana Craftsman style, this CHARMING home has an inviting front porch, a peaceful screened-in back porch leading to a fabulous covered porch with extended stamped concrete patio. Wide open floor plan w/diagonally laid ceramic tile in foyer, kitchen & family room! Downstairs carpet in study & Master B/R was replaced w/Waterproof, Floating, Luxury Vinyl Plank floors! GAME ROOM & MEDIA ROOM! 2019 Fresh interior paint! 2016 ROOF! 2015 both A/Cs! 2014 Tankless water heater! Tons of storage with the garage wall organizers & floor to ceiling cabinets! REFRIGERATOR & OUTDOOR PATIO FURNITURE STAY! This home is PRICED TO SELL, in MOVE-IN CONDITION & READY FOR A QUICK CLOSE! HURRY, WILL GO FAST!

- Screened in existing covered porch, and built an extended covered Porch with stamped concrete deck, and wood ceiling \$30,000
- Garage wall organizers & floor-to-ceiling cabinets (Closet Factory) \$13,000
- Downstairs carpet replaced with waterproof floating luxury vinyl plank floor \$ 3,000
- 2020 – Installed Rodent exclusion system \$ 1,200
- 2019 - Replaced Overhead garage door motor & assembly \$ 800
- 2019 – Replaced fence \$ 2,800
- 2019 – Fresh paint on entire interior \$ 8,500
- 2017 – Replaced Microwave \$ 200
- 2017 – Replaced Dishwasher \$ 600
- 2016 – Replaced roof \$11,000
- 2015 – Replaced both A/Cs \$ 9,000
- 2014 – Installed Tankless water heater \$ 4,000

TOTAL: **\$87,100**
=====

14 Silver Lute Place

Village of Grogan's Forest

Things We Love About Living Here

- So close to everything! Shopping, restaurants, doctors, hospitals, schools, I-45, all just minutes away
- Conroe ISD schools provided a wonderful educational experience for our son.
- Even though everything is close, the neighborhood is so quiet and peaceful!
- We love the greenbelt behind the house. It's so nice to look out any of the back windows and see all the trees in the greenbelt.
- Our patio addition with screen room has provided us with a wonderful place to enjoy the peaceful backyard.
- We love the Craftsman style of the neighborhood homes; it's unusual for The Woodlands and we have a whole neighborhood of this style.
- The pocket door at the top of the stairs is excellent for isolating noise between floors. Before he went to college our son often hosted his friends for movies or video games, and even with a group of teenagers laughing and talking loudly we could hardly hear any noise downstairs if the pocket door was closed.
- Having a true media room with no windows is great for watching TV and movies
- The area is full of miles and miles of safe places to walk, run, and ride bikes, including many paths shaded by mature trees.
- We love having a little park at the end of the street! Not to mention three more parks within easy walking distance, including two with tennis courts and one with a basketball court and splash pad.
- Our cul-de-sac street gets very little car traffic. Very safe for walking dogs, or for the younger children who live in the neighborhood.
- We love the storage system in the garage...everything fits neatly on shelves and in drawers and the garage looks so tidy.