

17 Waterford Lake
The Woodlands, TX 77381

SELLER'S IMPROVEMENTS:

- Kitchen appliances replaced in the last five years: Oven, Dishwasher, Gas range, warming drawer
- Master Bathroom completely remodeled in 2011
- Secondary bathroom upstairs complete remodel, bathtubs converted to showers, replaced countertops and tile flooring
- Guest bathroom remodeled to include an elegant sink and cabinetry
- Formal Living Room: custom-built wall shelving storage unit designed to mirror the woodwork design of the adjacent fireplace mantel.
- The entire AC and Heating system replaced and upgraded in 2011 to Carrier Performance Series, Puron Gas Split System with Honeywell Media Filters.
- All water heaters were replaced with two tank-less systems in 2015
- Sound system with four zones throughout the first floor.
- Wifi system with three zones allowing for full coverage, including the pool, outdoor kitchen area.
- Ring doorbell system and three cameras covering the front door, garage area, and entire front-drive, installed in 2016
- Roof replaced in 2010, Radiant barrier throughout.
- 600+ Sq. Ft. floored attic space for additional storage
- All sprinkler system electronics and controls replaced in 2016
- Garage door electronics/controls replaced in 2016.
- Air-conditioned third car garage workshop.
- Heated pool and spa remodeled in 2010; resurfaced and added water features. The pool pump and heating equipment replaced.
- 567 Sq. Ft. Pavilion with an outdoor kitchen, commercial-grade appliances, refrigerator, sink, heater, large ceiling fan, mosquito misting system, media center, smart TV, sound system, WIFI, fireplace.
- Heavily wooded lot, with hardwood trees, professional landscaping

