

# 3418 Woodbine

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## Extra Special Features

- ❖ Gated Golf Course Community
- ❖ No MUD Taxes!!
- ❖ Gorgeously Landscaped 1+ Acre Lot
- ❖ House is Set Back from the Street for Privacy
- ❖ Open Grounds with Hardwood & Fruit Trees—No Pine Trees!
- ❖ All Brick Exterior
- ❖ Large Covered Patio
- ❖ Hardwood & Tile Flooring
- ❖ New Carpet in the 2 Smaller Bedrooms
- ❖ Open Kitchen with Granite Counters
- ❖ 42” Custom Cabinets
- ❖ Stainless Appliances Including 5 burner Gas Cooktop
- ❖ High Ceilings allow 8’ Doors throughout
- ❖ Open Floorplan with plenty of light. Gorgeous Windows!
- ❖ Tons of Built-ins, Shelving & Storage
- ❖ Gas Log Fireplace
- ❖ Large Walk-in Pantry
- ❖ Beautiful Master Suite with 6’ Soaker Tub + Walk-in Shower
- ❖ Excellent Master Closet too
- ❖ Huge Laundry Room with Sink, Extra Counters & Storage
- ❖ Oversized 2+ Car Garage with Brand new Door
- ❖ 2 Relatively New HVAC Systems
- ❖ Plenty of Can Lighting & Ceiling Fans
- ❖ Plantation Shutters