

# 83 S. Abram Circle

## Home Features

### *Interior Features*

Open Floor Plan With High Ceilings Throughout The Home  
Large Rooms With Wood-Like Tile Floors Throughout The Entire Home (No Carpet!)  
Tall Baseboards And Wood Cased Windows Throughout The Entire Home  
Extensive Crown Molding Throughout The Entire Home  
Spacious Kitchen With Breakfast Island  
Breakfast Bar Redesigned To Be More Functional Than “Tiered” Counter Tops  
Abundance Of High-Level Granite Countertop Prep Space In The Kitchen  
Attractive 42” Kitchen Cabinets With Ample Storage Space  
Fluorescent Light Box In Kitchen Replaced With Pendant & Recessed Lights  
Stainless Steel Appliances With A Double Gas Oven!  
Light Added To Pantry Making Items Easier To Find  
Generous Breakfast Area Adjacent To Kitchen  
Large Master Suite Can Accommodate King-Size Bed  
Trayed Ceiling, Recessed Lights, Crown Molding, And Ceiling Fan In Master Bedroom  
Standard Closet Doors In Master Suite Replaced With Attractive Slider Barn Doors!  
Separate Whirlpool Tub & Shower In Master Bath  
Double Sinks In Master Bath, High-Level Granite, Vanity Seat, & Updated Plumbing/Light Fixtures  
Updated Ceiling Fans In Family Room, Dining Room, & Back Covered Patio  
Several Updated Light Fixtures Through-Out The Home  
Recessed Lighting Added To Kitchen, Family Room And Master Suite  
Gorgeous Stacked-Stone Gas-Log Fireplace In Family Room  
Family Room Wired For Surround Sound  
Split Bedroom Floor Plan Offers Greater Privacy  
Versatile Guest Bedroom Can Serve As A Study  
Tub/Shower Combination Replaced With A Large Walk-In Tiled Shower In Secondary Bath  
Dual Sinks With Granite Counters In Secondary Bathroom  
Plumbing And Light Fixtures Updated In Secondary Bathroom

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## ***Exterior & Miscellaneous Features***

2018 Roof & New Gutters

New HVAC Condenser & 2018 Coil

New Multi-Zoned Sprinkler System (Front & Back)

New Hot Water Heater

Brick On All Four Sides Of Exterior

Large, Striking Covered Back Patio With Rustic Ceiling Fan, Bose Speakers, TV & TV Mount, & Recessed Lights

The Extended Back Patio Also Features A Wood Plank Ceiling, Exposed Beams, Sunbrella Curtains, & Stained Concrete

The Backyard Fence Has Been Stained To Enhance And Preserve Its Beauty

Attractive (All Brick) Covered Front Porch With Generous Sitting Area

Double-Paned Low E Windows & Front Storm Door

Zoned To Acclaimed Woodlands ISD Schools

Enjoy All Of The Amenities Of The Woodlands Including Several Parks & Walking Trails

Close To Abundant Shopping And Excellent Dining (2 Village Centers) ... Everything You Need!