

164 Silverwood Ranch Drive

Home Features

Interior Features

Open Floor Plan With High Ceilings Throughout The Home
Large Rooms With Real Hand-Scraped Wood Floors In Several Rooms
Carpet Replaced Upstairs In 2019
Whole-House Natural Gas Generator
Tankless Hot Water Heater Installed In 2017
Plantation Shutters On Front Elevation Windows
Spacious Kitchen With Large Island & Recessed Lighting
Breakfast Bar With Additional Seating For Casual Dining
Abundance Of Beautiful Granite Countertop (Prep Space) In The Kitchen
Lots Of Attractive 42" Kitchen Cabinets Offer Ample Storage Space
Stainless Steel Appliances (Gas Cooktop, Dishwasher - 2018, Disposal - 2019)
Generous Breakfast Area Adjacent To The Kitchen
Formal Dining Room With Crown Molding, Wood Floors, & Butler's Entry
Butler's Pantry Featuring A Granite Serving Counter, Wine Rack, & Bar Refrigerator
Dining Room Is Wired For Sound (For Two Speakers)
Large Master Suite Can Accommodate King-Size Bed
Gorgeous Hand-Scraped Wood Floors, Tall Ceiling, & Fan In Master Bedroom
Separate Jetted Tub & Shower In Master Bath (Master Bath Wired For Two Speakers/Sound)
Double Sinks/Granite Vanities In Master Bath, Framed Mirrors, & Updated Light/Plumbing Fixtures
XL Master Bedroom Closet With Additional Storage Under The Stairway
Handsome Gas-Log Fireplace In Family Room
Large Windows In The Family Room Let In Lots Of Natural Light
Two Versatile Bonus Rooms Upstairs Can Serve In A Number Of Capacities
One Bonus Room Could Serve As A Game Room Or Open Air Study (Wired For Two Speakers/Sound)
The Second Bonus Room Could Serve As A Game/Media Rm, Study, Hobby Rm, 5th Bedroom, etc.
(Also Has A Storage Closet)
3 Spacious Bedrooms Upstairs With One Having Its Own Ensuite Bath (Walk-In Shower)
Plumbing & Light Fixtures Updated In Secondary Bathrooms (Framed Mirrors)
Generous Utility Room w/Extra Storage Capacity

<Continued On Back>

Exterior & Miscellaneous Features

Gorgeous Resort-Like Backyard (The Ultimate Stay-Cation!)

Heated, Salt Water Pool & Spa Recently Resurfaced With A Striking Pebble Tec Finish

The Pool Hold 13,400 Gallons Of Water & Ranges In Depth Of 3.5' To 7'

The Pool Waterfall Was Constructed With 3 Tons Of Natural Rock For A More Natural Look

Pool Heater, Pool Pumps & Seals, & Pool Electronics All Replaced In 2019 (Polaris Stays)

Pentair Smart Phone Application Used To Control Pool Functions

Large, Covered Back Patio With Two Ceiling Fans & Two Speakers (Plumbed For Gas Grill)

Awesome Hurricane-Rated Gazebo Offers Additional Outdoor Living/Entertaining Space

Gazebo Features A Composite Roof, Ceiling Fan, Power Outlets, & Two Rock Speakers

Gazebo Also Features A 48" Portable Evaporative Cooler/Fan To Keep You Cool & Comfortable

Raised Celtik Wall Flower Beds In The Back & Front Yards Are Tastefully Accented With

Low-Voltage Lighting

Wood Burning Fire Pit Situated Between The Pool & Gazebo

Beautiful Landscaping In Both The Back & Front Yards (Elegant Water Feature Off Of Front Porch)

Backyard Fence Has Been Raised & Double Planked For Extra Privacy

Security Lights With Motion Detectors Situated Around The House

3-Car, Oversized Garage Great For A Workshop & Storage As Well As A Car (Utility Sink & Cabinets)

Extensive Pavers Increase The Capacity Of The Double-Wide Driveway For Larger Vehicles

Wooden Form Boards On The Driveway Replaced With Durable Rubber Strips/Inserts

Masonry On All Four Sides Of Exterior

Double-Paned Low E Energy Efficient Windows

Radiant Barrier Roof Decking For Better Energy Efficiency

Both HVAC Evaporator Coils Replaced In 2019

One Of The Condensers Replaced In 2019

Zoned To Acclaimed Conroe/Woodlands ISD Schools

Conveniently Located Just 3 Minutes To I-45 (& Other Major Roads) From Your Front Door

Very Close To Abundant Shopping/Dining/Medical/Woodlands Amenities Everything You Need!

Walking Distance To Two Excellent Parks (City Park Offers Extensive Amenities)

Shenandoah Is An Outstanding, Family-Friendly Community With Events Happening Year Round!

No MUD Districts mean Lower Taxes In Shenandoah!