

## **FEATURES FOR 31 PLAYER GREEN PLACE, THE WOODLANDS, TX 77382**

Builder – Lovett Custom Homes

**Kitchen** – Travertine Floors Criss-Crossed with Antique Oak Planking throughout the Kitchen and Breakfast Rooms, Custom Travertine Vent Hood, Built-in Sub-Zero Refrigerator, Confection Oven/ Microwave, Pot Filler, Warming Drawer, 48” Wolf Range- Six Burner with Griddle + 70/30 Double Ovens, Fisher Dishwasher with 2 halves (stacked) + full size Paykel Dishwasher. Custom Built-in Hutch and Counter, Granite Counters with Large Stone Island and Wood-Mode Brookhaven Cabinets. Walk-in Pantry and Adjoining Butler’s Pantry with Ice Maker and Wet Bar.

**Large Utility Room** – Floor Drain, Utility Sink, Drip Dry Area and Freezer Space. Mud Bench, Storage, and Kids Backpack /Coat Station right outside the Room.

**Study** – Massive Room with Block Paneling and Custom Built-Ins

**Formal Dining Room** – Exquisite Formal Area with Travertine Flooring Inlaid with Stone and a Backlit Ceiling.

**Family Room** – Cathedral Wood Beams, Stone Fireplace with Gas Logs, Surround Sound

**Game Room** – Built-in Mini Fridge, Wood Beams, Surround Sound, Large Window Seat, and Bookshelves.

**Master Suite** – Pool View, Private Door onto Veranda and Antique Oak Flooring. The Ensuite features an Oversized Frameless Walk-In Shower with Dual Stations, Stunning Master Wardrobe with Dressing Table, Travertine Tops, Full Length Mirrors, and Built-Ins

**Wine Cellar** – Sub-Zero Chiller and wrought iron door. Can be converted to Elevator

**Pool** - Flagstone Patio with Rembrandt Pebbletech Salt Swimming Pool with Waterfall and Spa. Fully Equipped Summer Kitchen under the Veranda.

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### **Other Home Features**

Stone and Stucco Exterior with Standing Seam Metal Roof

5 Full Bathrooms and 5 + ½ Bathrooms

Triple crown Molding throughout

Plantation Shutters throughout Home

Authentic Antique Oak Plank Flooring recycled from New England Barns

Large Wood Spiral Staircase with Wrought Iron and Wood in Entry + Private Rear Wood Staircase

New Windows

2 New A/C Units

2 Fireplaces (Stone from Ceiling to Floor and the other Large with Inlaid Wood Frame and Mantle Surrounded with Travertine.

Unfinished Bonus Room with built-in Storage shelving and Lighting

Framed future elevator at the top of the Stairs outside of the Game Room

1st Living Space has a fireplace, Built-In Shelves and 3 French Doors.

2nd Living Space with Wood Floors, Wood Ceiling Beams and Stone Fireplace (floor to ceiling).

Custom Built-Ins in upstairs hallway

Built-In Niches on main stairway

Paved Driveway, sidewalk, porch steps and porch with pavers and travertine tile.

3 Car Garage with epoxy floors and built-in storage.

Wrought Iron Fence and wood down the sides.