

35 Fernglen Dr.

Move in and Relax! Over \$350K in Renovations!

What We Love Most About Our Home...

Enjoy an elegant executive home 1 Mile from The Woodlands Town Center or I-45 and feet from the golf course! 35 Fernglen is the ultimate 2-Fer! 2 family rooms, 2 jetted tubs, 2 fireplaces, 2 wet bars, 2 stone patios, and 2 functional office spaces (one formal office study and one bedroom with full built-ins for working).

We give 35 Fernglen a High Five as well! Entertain 5 to 55 guests in this spacious 5 bedroom home designed around spending time with family and friends. You can easily make room for up to 5 cars while living less than 5 minutes from movies, shopping, and dining. Plus the home is only 5 miles from the Exxon Campus! You can easily work a quick 5K into your wellness routine since you'd be centered in the famous Millbend hike and bike loop. Of course, your furry friends will appreciate being less than .5 miles from the Tamarac dog park.

List of General Updates

- Roof & Gutters (2020)
- Tankless Hot Water Heater (2020)
- Double Paned Windows (2020, 2015) including 2 Front Large Bay Windows (09/20)
- Moon Light in Upstairs Hallway (2020)
- Electrical Panels (2020)
- Pool Heater, Plaster, Tile, Coping (2020)
- Epoxy Garage Paint, Opener, and Retouched Drive (2020)
- Music & Sound Intercom System (2020)
- All AC Units (2012, 2013, 2019)
- Replaced gate arm (2019)
- Whole House Vacuum (2015)
- Bose Speaker System (2013)

List of Room by Room Renovations

Entry

- Custom Metal Work Door
- Arched Entry Way
- Stucco
- Lighting
- Intercom
- Cleared Brush & Landscaped
- Added Front Patio

Back Yard

- Converted Porch to Work out Room
- Entry from Master
- Stucco
- Flagstone Patio
- Added Covered Pergola to Dining Room
- Added Sunroom Open to Patio
- Landscaping
- Added Large Storage
- Lockable Fence Access
- Added Indoor Outdoor Stereos

Foyer

- Added Illuminated Art Niches
- Decorative Travertine Entry
- Metal Spindles on stairs
- Travertine Kick on Steps
- Accent Wall

Family Room

- Crown Molding
- Floor to Ceiling Stacked Stone Fireplace
- Durable Wood-look Tile vs Bamboo
- Removed old Door
- Added multiple ceiling LED Lights

Wine Grotto & Wet Bar

- Replace Formica with Granite
- Stacked Stone Wall Matching Fireplace
- Custom Metal Work Door
- Mini Fridge & Wine Cooler (2013)
- Storage & Custom Lighting

Dining Room

- Opened Wall to Kitchen
- Added Serving Bar between Kitchen & Dining
- Durable Wood-look Tile vs Bamboo
- Replaced Window with French Doors
- Custom \$1300 Chandelier (neg.)
- Can Accommodate Table for 10
- Custom Metal Arch with Lights
- Lighting Under Bar

Kitchen

- Replaced Fluorescent Lighting with LEDs
- Tumbled Stone Backsplash
- Travertine Floors
- Stove (2020), Double Ovens (2015), Dishwasher
- Refinished Cabinetry
- Updated Hardware
- Added Under Cabinet Lighting

Breakfast

- Replaced Fluorescent Lighting with LEDs
- New Breakfast Lighting
- Travertine Floors
- Added Cabinetry

Added Sunroom (Removed Old Porch)

- Glass Wall to Back Yard opens
- Plentiful Accent Lights & Wired for TV
- Skylight
- Added Granite Serving Bar between Sunroom & New Outdoor Patio

Powder Bath

- Added Cabinetry & Vessel Sink
- Rearranged Lay-out
- Added Storage and Towel Closet
- Accent Lighting
- Travertine Flooring With Accent Tiles
- Tiled Counters

Primary Suite

- Added Exercise Room and Back Exit
- Added Numerous Ceiling Lights
- Carpet (2020)
- Complimentary Paint
- Exercise Room is wired for a Television
- Cabinetry added for Equipment Storage
- Could be Used as an office or Sunroom
- Added Secret Hiding, Exit and Storage

Primary Bath

- Spa Tub (2020)
- Removed Faux Marble
- Granite Counters
- Bronze Trim
- Enlarged Seamless Shower
- Travertine
- Replaced All Lighting with LEDs
- Two Walk in Closets
- His Closet with Added Secret Hiding, Exit and Storage

Jack & Jill Bath

- Enlarged Floor Plan
- Added Oversized SPA TUB
- Travertine Floors
- Added Cabinetry and Shelving
- Added Closet for Towels
- New lighting and Fixtures
- Granite Countertops

Bedroom/Study/Craft Room

- Reworked Walls
- Custom Built-ins & Granite Counters
- Plentiful Accent Lights
- Wired for TV
- Sky Light