



# Why we love this house

*-what the owners are saying*

1. Centrally located in the upscale, highly desirable subdivision of Hollymead
2. Close proximity to all public exemplary CISD schools, including the private John Cooper School
3. Approximately one-acre lot located on the 2<sup>nd</sup> hole of The Woodlands Country Club's Palmer Course
4. Beautiful custom 5-bedroom, 4 full bath, 2 half baths built by Westbrook Custom Homes (1994)
5. Completely renovated in 2004 together with further upgrades throughout the years
6. Stunning private backyard oasis and garden! Heated pool and spa connected by a relaxing lazy river, and outdoor firepit built by Custom Pool Concepts. Huge flagstone covered patio with outdoor, built-in gas grill. 10 speaker outdoor sound system with zoned volume control throughout back yard.
7. Rear entry six car garage that's fully insulated (including garage doors) and climate controlled. Equipped with 220V outlets for those looking for a shop for their classic car collection!
8. Large front yard circular driveway
9. Fully automatic mosquito system throughout front and backyard perimeter
10. Customer outdoor lighting
11. Downstairs floor plan great for entertaining with beautiful outdoor views
12. Custom study with built in cabinetry, wired for direct internet access and wall mounted television
13. Recently updated master bath, together with seamless glass shower, free standing pedestal tub with high end fixtures, leathered granite counter tops, custom tile and cabinetry
14. Gourmet kitchen, including all stainless steel appliances, double oven, built in wine and Sub-Zero refrigerators
15. Spacious utility room together with built in ironing board
16. Ergonomically designed rear driveway for easy entry and exit
17. HUGE 5th bedroom which could double for nanny/guest quarters
18. Custom rod iron stair railing
19. Tons of storage
20. Top of the line custom light fixtures throughout home's interior
21. Spectacular view of pool oasis and golf course from the second-floor outdoor balcony
22. All A/C units, furnaces, water heaters throughout recently updated
23. Indoor security system
24. Custom landscaping
25. VERY well maintained!
26. Custom structural engineering (i.e. internal truss structure)

