

DAVIS | MOSS

REALTY GROUP

FEATURES AND UPDATES LIST FOR 31 PINEHOLLY COURT

About the home:

- When sellers bought the home it was just remodeled and was being used as corporate housing, owned by a property management company
- Once purchased, sellers opened up the wall from the kitchen to the living room to create a more **open floor plan**
- Wonderful floor plan**, spacious bedrooms and ample storage throughout
- Never flooded**, the property sits higher than the other homes in the neighborhood
- Sits on a **large cul-de-sac lot with low traffic**
- Walking distance to **The John Cooper School**, neighborhood park, bike paths and **The George Mitchell Nature Preserve**
- Home is zoned to **highly rated elementary school- Galatas, McCullough and The Woodlands High School**
- Soaring ceilings in entryway, game room and upstairs bedrooms
- Views of the backyard and pool from entryway through large floor to ceiling windows
- Large coat closet at entry wraps around- extra storage or play space
- Replaced AC- **2019 downstairs only**
- Roof- **2015**
- Tankless water heater- **2015**
- Nest thermostats- 2015**
- Updated toilets with eco-friendly, double flush- **2015**
- Cherry hardwood floors throughout downstairs- Hand scraped, engineered, wood floors at stairwell & game room- **2018**
- Seller does not have pets

Primary Bedroom and Bathroom Suite:

-Bedroom located on the first floor with views out to the pool and an exterior door out to patio/pool- great to let kids in for bath and not track water through the house after pool day!

-Updated fans/light fixtures in living room and primary bedroom

-Surround sound living room, family room upstairs, back patio and next to grill

-Space saving **pocket doors** to huge bathroom suite- very functional bathroom for a large family- completely renovated in **2017, 20k of improvements and has a separate water heater for rain shower and whirlpool tub**

-Beautiful tile throughout the bathroom suite and laundry room (which is connected to the primary bath and closet!). Bathroom suite includes modern double sinks and design, large vanity, private toilet area, wired TV and ample built in storage.

-HUGE, naturally lit, walk in closet with built in storage and island complete with drawers and room shoe storage, so dreamy!

Kitchen areas:

-Appliances upgraded- **fridge 2018, oven 2019, washer/dryer 2020, stove and range 2014**

-Washer/Dryer/Fridge can be included in full price offer

-Microwave and warmer in island

-Breakfast nook off of kitchen

-Walk in pantry

-large dining room- can seat 8-10 plus buffet or china cabinet

-Wine fridge/wet bar area off kitchen out to pool

Backyard:

-Large covered patio off of the kitchen/living area- **with light and fan and surround sound**

-Pool filtration replaced, Pool + spa heater and beautiful, color changing lights 2019

-Switched pool to salt- **2019**

-**Treefrog tree house**, play set with crushed granite ground cover- **installed an overhead light that aims at playground for night swinging**- can stay with full priced offer

-**Full pool bath** with shower, off of garage/workshop space

-**Oversized 3 car garage** with workshop space and **additional garage door that opens to the backyard**

-**Tesla charger** equipped (could be negotiated to stay with full priced offer)

-Driveway comfortably accommodates 2 cars- wide

-Large back yard with room for kids to play and for pets- gated and fenced

-Spacious **outdoor kitchen** complete with grill and accessories (cooler, storage, light)

-Pool company cleans on Wednesdays

Upstairs:

-**4 HUGE bedrooms and game room**, all with high ceilings and large closets

-Linen closet off of baby's room

-On suite bathroom with walk in shower and bench- off of workout room with access from the game room

-Plush carpet is in great shape upstairs- **2018 new**

-playroom with surround sound, high ceilings, **wet bar and wine fridge**. Large enough to fit pool table and media room set up.

-last 2 bedrooms off playroom as well- large closets with Jack and Jill bathroom- shared restroom and shower, separate vanities

-Large toy closet off game room

