

# 2611 Admiralty Bend Ln

## Updates & Special Features

### Characteristics:

- ❖ Builder & year: Novi Home Builders 2012
- ❖ Square Footage: 3931
- ❖ Bedrooms: 3
- ❖ Full baths: 4
- ❖ Half baths: 0
- ❖ # car garage: 2

### Notable Features:

- ❖ House/Yard
  - Lush, easy to care for, courtyard style front and back yards with rock garden accents and song bird and monarch butterfly attracting foliage
  - Beautiful back yard covered brick patio has built-in gas BBQ grill with granite countertop, ceiling fans and TV hook-up
- ❖ We love relaxing on our spacious upper balcony and front porch - 6 outdoor ceiling fans make it comfortable year round
- ❖ Expansive open concept living area/kitchen with hardwood floors
- ❖ Floor to ceiling built-in in decorative shelves
- ❖ Remote control gas fireplace
- ❖ Multiple seamless granite kitchen islands with abundant countertops
- ❖ Wine refrigerator
- ❖ Large walk-in pantry and generous kitchen storage (we never filled it up!)
- ❖ Enormous master closet
- ❖ Coffee bar with mini fridge in master bathroom
- ❖ All bedroom windows have multi-choice blackout/light filtering cellular cordless blinds
- ❖ Large and roomy mudroom with plentiful storage
- ❖ Huge storage closet upstairs and under stairs
- ❖ Tons of built-in storage cupboards throughout house and garage
- ❖ Sound system throughout house and patios – surround sound on TV in living room
- ❖ We frequently use and enjoy our East Shore pool and fitness center & weight room – a short walk from

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home

- ❖ Our house is near numerous grassy and lake front open spaces available to residents
- ❖ Close proximity with an easy walk to kayak/paddleboard in Lake Woodlands
- ❖ It's a beautiful walk or bike ride through the East Shore neighborhood with easy access to Southshore and Northshore parks
- ❖ The Woodlands Waterway paths and trolley are easily accessible – we frequently walk to Hughes Landing, the Pavilion, Market Street, Town Center and HEB grocery store