

## *~ 3 Maple Loft Place ~ List of Improvements & Special Features ~*

- Architectural shingled roof – November 2015
- Energy-efficient Tech shield (Radiant Heat Barrier) in attic
- Keyless entries at most exterior doors
- New garage door openers - 2020
- Most pool equipment replaced in past 4 years (heated pool)
- Most windows replaced with insulated, double paned windows
- Remote control solar blinds at upper windows in Living room
- Plantation shutters at windows facing front
- Phantom door screen at back door to lanai
- Recently replaced door hardware throughout
- Recently replaced most lighting fixtures
- New, built-in dual wine refrigerators, each with 3 temperature zones
- New “Moen” Kitchen faucet, dispenser & DW vent
- Honeycomb blinds in Master bedroom & Kitchen
- Nest thermostats (3), cameras (2) & smoke detectors convey with sale
- Main furnace - 2019, Main AC compressor replaced 2015
- Upstairs HVAC - replaced in 2018
- Additional return air vent added upstairs (for maximum circulation)
- Stacked stone backsplash in Kitchen, Family room and Fireplace surround
- Outlets at upper bridge (for Christmas lights)
- Concrete counters in 2 bathrooms
- Floating desk in secondary bedroom
- Floored storage in TX basement (via walk-through door in game room)
- 120 yr old beam at barn doors (closet) in game room
- LED multi-color cove lighting in game room
- All upstairs carpet replaced (2018-2019)
- All upstairs bathrooms are newly remodeled

### *Special Features ~*

- Central Woodlands location (1.4 miles to Woodlands High, 2.7 miles to Galatas Elementary)
- No front door neighbors
- Peaceful setting on large interior lot (no road noise)
- Separate exterior storage closet
- Sub-zero refrigerator, included
- 4 or 5 bedrooms (game room has closet & bathroom) or 6, including study with large closet
- Each bedroom (& game room) has direct access to its own private bathroom
- 5 full bathrooms + 2 half bathrooms (1 pool bath & 1 guest bath)