



2 Shanewood Court, The Woodlands, Texas 77382

CHECK THIS OUT!!!

Things we love about this home...

- Beautiful open floor plan with lots of natural light
- Perfect east orientation... pool and deck area can be enjoyed all day without having the sun on your face!!
- Two wonderful automated fireplaces to use all winter long (living room one has "three side" view)
- Reverse Osmosis water filtration system in kitchen and refrigerator
- Raised oven and dishwasher for added convenience
- Laundry chute from second floor
- Laundry connects to master closets for easy access
- Large master bedroom with sitting area and fireplace (can use sitting area for bed or vice versa)
- Amazing master closets (his and hers) fully equipped with jewelry drawer w/ key, retractable rod to hang clothes and "daylight" lighting system
- Hidden safe in master "His" closet
- Great two head shower on master bath
- "Low entry" master whirlpool bathtub (easy in and out!!)
- Double staircase to access the second floor
- Upstairs bonus room / media room / fifth bedroom
- Lots of storage space (3 attics, closet under stair and large hidden storage area behind a bookcase!)
- Extra wide driveway, great for playing and for moving cars around

- Very convenient Porte-Cochere on the side of the house with entrance to the kitchen area
- Salt water pool and spa, less harsh on your skin and very easy to self maintain
- Big corner lot
- Upgraded neighborhood all wrought iron fenced
- Across from Player's Golf course 16th hole
- Access to a pond from the inside of the neighborhood, great for fishing
- Walking distance from Deretchin elementary and The Tree House pre-school
- A mile away from TWH 9th grade campus
- Less than a mile away from WallMart and several commercial and service centers
- Less than a Mile away from Memorial Hermann emergency room
- Several parks around the area (Terramont, Pepperdale, Montfair, ...) w/ lighted tennis courts, picnic and playground area
- Couple of miles away from Target, Home Depot, and several shopping and service centers
- Very close to delicious and cozy restaurants (Chinese, Mexican, Italian, Japanese, ...)
- A couple of miles from fast food eateries (McDonalds, ChickFil-A, Subway, Panda Express, Taco Bell, ...)
- Surrounded by Million dollar homes and St. Peter's Gate cul-de-sac (beautiful sitting area, great for holiday or big events pictures!!!)
- Very energy efficient home!

Fixtures and furniture that can stay in home:

- 3 Hanging light fixtures above kitchen island
- Extra large ceiling fan in living room with remote control
- *Curtains and curtain rod in living room
- *Widow treatments on breakfast area
- All privacy "up-down" window treatments in breakfast, back door, master sitting area, upstairs game room windows and all blinds on front windows.
- Lighted magnifying mirror on master vanity
- Dimmers in living room and breakfast light switches
- Automated time programmable light switch for front porch lights
- Automatic sensor lights in porte-cochere
- All front window (downstairs and upstairs) faux wood blinds

- Beautiful wood beams on living room ceiling.
- Extra recessed lighting with dimmer on living room area.
- Extra large ceiling fan on living room area.
- Custom lighted niche with glass tiles in living room
- Glass tiled entry way niches
- Laundry room sink
- Shelf on laundry room for basket under upstairs chute (to "catch" clothes!)
- Custom walk in closet with built ins on bedroom #2
- Added shelving in walk in closet on bedroom #3
- Lighted magnifying mirror in master vanity area
- Extra TV cable outlet on original master bed area (now converted to sitting area)
- Beautiful custom backyard landscaping around pool with raised flower bed for added privacy
- Upscale extra deep backyard pool with salt system and cascade around pool wall and a big rock wall waterfall.
- Jandi pool equipment with energy saving two speed filter pump
- Diving board.
- Pool and Spa heater.
- PDA wireless handheld pool control.
- Extra set of pump filters
- New Polaris vacuum robot
- Full bathroom in garage area.
- Outdoor kitchen with large grill, sink and storage cabinet.
- Extra large patio deck for entertaining!
- Beautiful large pergola with two fans and custom light fixtures.
- Extra back porch outlets for Christmas lighting.
- Custom Light fixtures on back porch.
- Added peg wall on garage for extra storage
- Large work bench with lighting on garage
- Water supply and special electric outlet for extra Refrigerator in garage area (direct feed from electric box for added security)
- Recently custom painted on the outside (home, back porch and garage)
- New painted walls all over inside
- Sensor lighting in porte-cochere for convenience and security
- Automated time programmable front porch light switch
-

Upgrades and Extras

*Builder Extra Upgrade options added to the floor plan:

- Porte-cochere
- Extra wide driveway
- Extra set of floodlights on back yard
- Extra set of power outlets in front for decorating lights
- Bonus room (may be media room) over Porte-Cochere
- Upgraded wood floors (Heritage Classics Maple Rio Grande hardwood)
- Hardwood floors on dinning, powder room and study area
- Hardwood floor on stairs and upper landing
- Upgraded carpet with double padding
- Upgraded kitchen and master bath cabinets
- Extra cabinet in master toilet area
- Bench on master shower
- Glass block windows in master bath
- GE Monogram refrigerator
- Under cabinet lightning all around counter area
- Travertine marble in fireplace surrounds
- Extra accent lights on family area arches/ niches
- Study pre-wired for Internet and TV connections
- Pre-wired for surround sound system inside and outside
- Deep corner lot
- Full sprinkle system front and back

*Extras added by owner:

- Complete professional landscape around the front and sides of the house
- "Patio" area with stone benches in the front
- Beautiful custom led lighting on front and backyard landscaping
- Faux wood blind in front windows
- Custom "down-up" window treatment on breakfast, master and game room area for privacy and view
- Natural stone backsplash under the kitchen island's sitting area matching the backsplash
- Three light fixtures over Kitchen Island.
- Light fixture over breakfast table
- Custom dimmers on breakfast and living room light switches