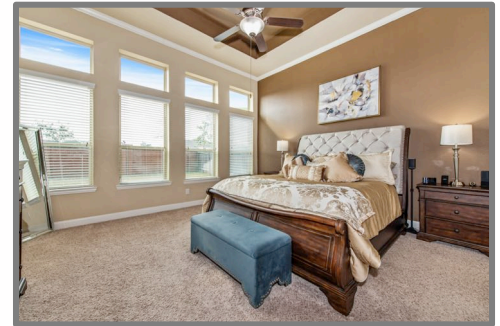


\$370,000

Inverness Estate Gem Is Waiting For You!

22315 Tiltwood Lane, 77375

- No Back Neighbors
- Media Room w/ Speakers
- 1st Floor Guest Suite w/Full Bath
- Large Master Suite
- Beautiful Gourmet Kitchen
- Open Family Room w/ Speakers
- Grand Game Room
- Large Private Yard
- Extended Patio w/ Natural Gas
- Remote Fireplace
- Home warranty
- Square Feet: 3400 aprox.
- Bedrooms: 4
- Bathrooms: 3 1/2
- MLS: 27518999



An open Lennar Homes Stonewall Executive Collection-Grafton Plan: Media Room with surround sound speakers, Gourmet Island Kitchen with Stainless Steel appliances, 42" Designer soft close cabinets, and a private office/study. The large kitchen island with breakfast bar seating and Reverse Osmosis water system, which compliments the Whole House Rain Soft water softener system in the garage. A walk-in pantry, under cabinet lighting, gas 5 burner cook top, microwave, and built-in oven great for daily meals or event. Gorgeous Primary bedroom with a spacious walk-in closet. The 1st floor Guest Suite is just off the two-story foyer. The Guest Suite boasts its own private full bath. Upstairs there is a Media room with built-in speakers, a large Game room and 2 additional bedrooms. Other amenities are: Del Prato Bronze light fixtures, Crown molding on 1st floor, Beautiful cast stone remote control gas fireplace, Wood floors in Dining Room, Study and up the stairs, Tile floors in Entry/Kitchen/Family Room/Baths. Ceiling fans, Window blinds, Wi-Fi Garage door opener, and Media and Natural Gas connection on covered patio with extended entertaining/relaxing area in the private backyard.



Full Listing



3D Walk-Thru



Ivan G Williams



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9595 Six Pines, Suite 8210
The Woodlands, TX 77380

"Your Real Estate Professional"



22315 Tiltwood Lane Upgrades included with home

UPGRADE FOR 22315 TILTWOOD LANE – TOTALING = \$32,293

UPGRADES:

- OPTIONAL FLOOR PLUG IN FAMILY ROOM - IN SLAB
- EXTERIOR 8' WOOD FRONT DOOR -
- UPGRADE LEVEL 2 WROUGHT IRON & FLUTED GLASS 3/4 LITE
- OPTIONAL MEDIA ROOM (Adds Square Feet to 2nd Floor)
- SURROUND SPEAKERS IN FAMILY ROOM AND MEDIA ROOM

TILE UPGRADES IN:

- ENTRY
- FAMILY ROOM
- HALL BATH 2
- HALL BATH 3
- KITCHEN/BREAKFAST
- POWDER BATH
- UTILITY ROOM
- ENTRY/FOYER

UPGRADE FLOOR PATTERNS IN:

- FAMILY ROOM
- UPGRADE FLOOR PATTERNS IN HALL BATH 2
- UPGRADE FLOOR PATTERNS IN OPTIONAL HALL BATH 3
- KITCHEN
- MASTER BATH
- POWDER BATH
- UTILITY ROOM
- HARDWOOD IN DINING ROOM
- HARDWOOD IN STUDY UPGRADE

EXTERIOR UPGRADES:

- GAS STUB OUT AT PATIO
- EXTENDED CONCRETE PATIO
- ELECTRICAL AND MEDIA CONNECTIONS ON COVERED PATIO
- EXTENDED CONCRETE PATIO AREA
- LAWN SPRINKLERS - FRONT, SIDES, BACK
- EXTERIOR PAINT COLORS SHUTTERS
- LIGHT FIXTURE PACKAGE

OTHER UPGRADES:

- LIGHT PACKAGE IN WHOLE HOME UPGRADE
- UNDER CABINET KITCHEN LIGHTING
- OPTIONAL MEDIA ROOM CHANGE
- DEL PRATO FIXTURES AND ORB
- CEILING FANS UPGRADE
- MASTER BATH FRAMED MIRROR
- BATH 2 FRAMED MIRROR
- BATH 3 FRAMED MIRROR
- POWDER BATH FRAMED MIRROR
- MOEN OIL RUBBED BRONZE EVA
- FAUCETS UPGRADE IN WHOLE HOME WITH ARBOR KITCHEN FAUCET
- METAL STAIR BALUSTERS - BLACK
- OPTION FOR CROWN IN THE MASTER BATH
- BATH SHOWER FLOOR 2X2

Total: \$32,293