

FEATURES & UPGRADES

31045 Fairfield Maple Trail

KEY FEATURES

- Level 3 wood look tile floor - all living spaces and primary bedroom
- Fireplace w/tile surround
- Brick on all 4 sides (\$3200 upgr.)
- Oversized outdoor covered patio
- Sprinkler system
- Herringbone tile @ entry
- Abundant natural light throughout
- Study with French Doors added
- Custom built-in executive office suite (\$2500+)

PRIMARY BEDROOM

- Wood look tile continues from living space
- Large enough for CA king furniture
- Natural light
- Window treatments throughout

LOCATION

- Minutes from 99/45 including The Woodlands Mall
- HEB, Kroger, over 30 restaurants within 15 minutes

KITCHEN

- SS appliances w/gas cooking
- Level 6 quartz countertops
- Level 3 shaker style cabinets
- Select cabinets with glass fronts
- Farmhouse sink
- Herringbone tile backsplash
- Hidden C-top outlets
- Under cabinet lighting

PRIMARY BATHROOM

- Extended/oversized shower
- Modern patterned tile
- Built in shower niches
- Upgraded spa shower fixtures
- Dual sink vanities
- Walk-in closet with ample shelving and hanging space

ENERGY EFFICIENCY

- Digital programmable thermostat
- Low-E windows
- Blown in insulation
- Radiant barrier

ADDITIONAL UPGRADES

- Level 4 modern front door
- Upgraded door and cabinet hardware
- Lighting fixtures in kitchen & dining
- Lighting dimmers throughout on select switches
- Pre-plumbed gas line for grill

COMMUNITY

- HOA \$650/year includes:
- Pools, splash pad, dog walk park, jogging trails, gym...and more!