

119 GROVE CLOVER WOODFOREST/SPYGLASS

Stats

- 5 bedrooms/4 full bathrooms/5243 sq ft/80' lot with 12,902 sq. ft. Study, formal dining, formal living, family room, game room, media room, large walk-in closets.
- RARE FIND - 3 of the 5 bedrooms are downstairs, 2 of the 5 bedrooms are upstairs. The current owners have it used as 2 beds down, 2 home offices downstairs, and 2 bedrooms upstairs. Each of the 3 downstairs bedrooms have a full bathroom. Each bedroom upstairs has their own vanity and share the shower and toilet.
- 3 car garage- a double bay and a single bay both with steel carriage garage doors and auto garage door openers. Stamped concrete driveway with stain. Plumbed for a water softener located in the single bay garage.
- Wood flooring downstairs (except one bedroom), on the entry stairs, and upstairs (except the 2 bedrooms and media room).
- 8-foot doors
- tons of natural light
- open floorplan with easy flow
- Oversized baseboards throughout
- Brick on 4 sides
- Brick and stone elevation

Formal Living

- Attractive 2-sided stone fireplace between the formal living & the family room.
- Elegant two-step crown molding lends a classic look to the interior.
- Formal Living is such a beautiful space with a 2-story ceiling and tall windows.

Backyard

- Pool with water feature, Pebble Tek and heated spa, chlorine pool.
- Private golf course lot on cul-de-sac street - You have the choice of keeping the backyard private the way it is now with full trees or clearing some underbrush to have a golf course view.
- Located on the tee box #14 and no balls have come into the yard.
- At some point in the future, sellers have been told it will change to tee box #5.
- Full irrigation system with automatic controller
- Custom designed and installed after home purchase, covered patio/outdoor kitchen with gas fireplace, gas grill (gets professionally cleaned every 3 months), refrigerator, separate ice maker, L shaped counter and bar top, TV with wood cover, covered patio, gorgeous patio decking, speakers, stained wood ceiling, 2 ceiling fans.

Courtyard

- Cozy courtyard with gas fireplace and electric switch on the wall, stone surround
- beautiful sconce lighting
- outdoor speakers
- French doors lead to the study, iron gate.

Pest Control

- Mosquito system.
- Termite protection around the house and treatment paid through April 1, 2022. The home has never had termites or been treated for termites. This is preventative.
- Inwall pest tubes installed to deliver pest control solutions in an area not visible to children or pets.

Entry

- Grand entry with Mahogany front door with glass & iron, curved wood & iron staircase, and 2 story entry.
- Stained glass window above by stairs.
- Rich wood flooring on main entry staircase as well as Iron stair rails. This home has 2 staircases.

Study #1 & #2

- Glass double doors near entry leads to downstairs study. Double French doors inside study lead to courtyard.
- Single glass door to bedroom being used as a second study downstairs, double glass doors take you to the serene backyard oasis. Samsung TV in this room excluded. It is not on the Creston audio visual system the rest of the home uses. Built in cabinets have pull out drawers inside the cabinet.

Media

- Home is equipped with \$49K Creston Audio Visual equipment that will stay with the home. It is a Smart remote-control system where all the TV's and speakers are controlled from the control panel mounted to the wall by the butler's pantry and controlled with handheld digital programmers.
- The system is located upstairs in the Homerun room near the media room.
- Seller will have someone come to the house to make sure the new owners are set up correctly.
- The controls service TV's and speakers in the family room, primary bedroom, courtyard, outdoor kitchen/patio, game room, and media room.
- The Kaleidescape movie player is not included.

Primary Bathroom

- Primary bathroom has a spacious walk-in shower with dual shower heads, one being a rain shower head from the ceiling.
- Gorgeous stained-glass window above luxurious garden soaking tub for ultimate relaxation.
- One vanity in Primary bathroom is 42" tall so you don't have to hurt your back leaning over.
- 2 medicine cabinets in primary bathroom
- Framed mirrors
- Large walk-in closet with extra storage under stairs includes an AC vent for circulation.
- Furniture style vanity cabinets
- Oil rubbed bronze plumbing fixtures for a timeless look.

Butler's Pantry & formal Dining

- Butler's pantry has glass cabinets, wine refrigerator that will convey with the property, wine storage, bar height granite counter and cabinets.
- Large formal dining is centrally located with open flow to wine bar, kitchen, formal living, family room, and entry.



Ideal Kitchen

- Functional chef's kitchen has so many features you will love.
- Hidden spice racks inside pull out sconces.
- raised dishwasher and microwave to save your back.
- pull out trash cans.
- Undermount cabinet lighting
- Decorative Pendant light fixtures above island adds beauty to function.
- Self-clean double ovens
- Stainless appliances for the chef in the family.
- 5 burner gas cook-top
- Walk in pantry with convenient spice rack and extra storage.
- Built in counter and shelving in the breakfast area.
- Gorgeous vent hood
- Island & breakfast bar
- High end cabinets with elegant crown molding, raised panel doors and adjustable shelves on 42" upper cabinets.
- Wood flooring
- Painted island
- Multiple banks of drawers

Windows

- The back windows have Automatic Hunter Douglas shades operated by wireless wall switches.
- The front and side windows have high-end Hunter Douglas Plantation Shutters.
- Vinyl framed windows. With tilt out sash and double pane, low e glass for energy efficiency

Storage

- 3 walk-in attic areas provide tons of storage.
- Broom closet in laundry room along with a backpack rack, shelves, and hanging bar.

Comfort & Energy Features

- High efficiency energy saving gas water heaters.
- 16 SEER high efficiency AC system. Systems were recently serviced and working properly. Systems get serviced twice a year on a regular basis.
- 95% efficient furnaces with variable speed motors that help with humidity control.
- Additional AC return in primary bedroom for better comfort
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air.
- High performance media filter cleans air more efficiently.
- Programmable comfort center thermostats with humidistat control maximizes home comfort year-round.
- R-15, R-22, and R38 insulation
- Radiant Barrier roof decking



Never flooded. Did not lose power, did not lose water, and did not have any pipes bust during the big freeze of 2021. Sellers have been told they are on the grid with the water treatment plant.

Please make note in your offer who will pay for the Woodforest Foundation fee of .25% (.0025) of the purchase price.

Sellers want to use Platinum Title Partners located at 5325 Katy Fwy #2, Houston, TX 77007. 832-203-6666. Kathleen Martin is the escrow officer. The seller wife does contract work for them.

Midsouth WATER and ELECTRIC combined averages \$400/month

Gas average is \$146/month

Montgomery MUD constant \$52.30/month.

From the Sellers/original owners:

We have genuinely enjoyed the lifestyle this home has provided. The entry way enclosed patio has offered an opportunity to appreciate the beauty of the plants and flowers that were planted to attract Monarch Butterflies and add to the privacy and security of our home. The pool, outdoor kitchen, and entertainment area has allowed us many days and nights of happy gatherings with family and friends watching football, basketball, and baseball games, or just listening to music while grilling and socializing in or around the pool. Our home offices gave us the opportunity to conduct our businesses with all of requirements necessary in today's work environment, and the entire backyard bordering on the golf course created a very private setting. We have the best neighbors and will miss living on this street so much. We hope you'll enjoy this home as much as we have and hope you'll will create wonderful lifelong memories as well.

