

SELLER'S HIGHLIGHTS

3014 MAJESTY ROW, THE WOODLANDS, TEXAS 77380

"EXQUISITE REDESIGNED AND REBUILT KITCHEN WITH AN INCREDIBLE PREP KITCHEN WITH ALL THE CHARM & COZINESS OF THE LOW COUNTRY GARDEN DISTRICT IN EAST SHORE – NEW HOME IN AN ESTABLISHED NEIGHBORHOOD"

"NEW ELEVATOR GREAT FOR MY PARENTS, NEW FURNITURE OR MY LUGGAGE!"

"LOVE WALKING IN EAST SHORE! PARK & CLUBHOUSE ARE RIGHT AROUND THE CORNER. CLOSE TO EVERYTHING."

"INTERSTATE 45 IS MINUTES AWAY."

"RARE CORNER LOT OFFERS PRIVACY WITH ONLY 1 NEIGHBOR, ACROSS FROM RESERVE ADJACENT TO MITCHELL ISLAND."

"ABUNDANT LIGHT WITH FRENCH DOORS & WINDOWS."

"WATCHING 4TH OF JULY FIREWORKS FROM THE BALCONIES!"

"BIKING THE WATERWAY TO RESTAURANTS, PICNICKING IN THE PARK, WALKING DISTANCE TO THE PAVILION."

"CLOSE PROXIMITY TO TOWN CENTER AND ALL THE AMENITIES."

"THREE STOP ELEVATOR ALLOWS ACCESS TO BOTH 1ST AND 2ND FLOORS"

"ENERGY EFFICIENT HOME! FOAM, EFFICIENT HVAC, TANKLESS WATER HEATERS, DUAL PANE WINDOWS."

SELLER'S AVERAGE MONTHLY UTILITY BILLS

3014 MAJESTY ROW, THE WOODLANDS, TEXAS 77380

MONTH	YEAR	ELECTRIC	WATER
JAN	2021	\$192	\$20.17
FEB	2021	\$188	N/A
MAR	2020	N/A	\$35
APRIL	2020	\$187	\$13.07
MAY	2020	\$154	\$15.58
JUNE	2020	\$137	\$20.17
JULY	2020	\$134	\$49.78
AUG	2020	\$139	\$83.94
SEPT	2020	\$153	\$55.47
OCT	2020	\$172	\$29.34
NOV	2020	\$186	\$24.75
DEC	2020	\$191	\$24.75
AVG		\$167	\$34

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$201

ALL NUMBERS ARE PROVIDED BY SELLER AS A
COURTESY FOR ANY POTENTIAL BUYER AND NOT
VERIFIED BY LAURA POWERS PROPERTY GROUP.
SELLER NEVER LIVED ON PROPERTY.

FEATURES

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1.	COMPLETELY REBUILT KITCHEN / PREP KITCHEN / REFINISHED FLOORS / NEW DACOR PROFESSIONAL SERIES STAINLESS APPLIANCES / CARPET / FAMILY / DINING / EXTENSIVE PANELING / ALL NEW DESIGNER LIGHT FIXTURES / POWDER BATH / PAINT / RESTORATION HARDWARE FANS
2.	2021 MARCHAL/STEVENSON ELEVATOR – THREE STOPS
3.	FOAM INSULATION
4.	GATED PEDESTRIAN GATE
5.	SECURITY SYSTEM INCLUDING SKYBELL DOORBELL CAMERA & EXTERIOR CAMERAS. BUYER TO ASSUME SELLER'S LEASE FOR MONITORING IF DESIRED.
6.	DESIGNER LIGHTING THROUGHOUT– ARHAUS, LUCE, MAXIM & VISUAL COMFORT LIGHTING
7.	DUAL PANED CASEMENT STYLE WINDOWS
8.	GAS LOG DOUBLE-SIDED FIREPLACE
9.	SAFE ROOM IN PRIMARY BEDROOM
10.	SUMMER KITCHEN – SINK, COYOTE STAINLESS GRILL & MINI REFRIGERATOR, GRANITE COUNTER, LOW MAINTENANCE TURF & 2020 MOON LANDSCAPE LIGHTING
11.	PLANTATION SHUTTERS THROUGHOUT
12.	OVERSIZED ATTACHED 3 CAR GARAGE
13.	MUDROOM – SINK, GRANITE COUNTER, TRAVERTINE FLOORING, DRAWERS & CUBBIES
14.	2 ND FLOOR GAME ROOM
15.	3 RD FLOOR 5 TH BEDROOM OR OPTIONAL STUDY WITH DRY BAR AND LOFT

SELLER'S UPGRADES

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UPGRADE	YEAR	COST
EXTRAORDINARY \$400K ARCHITECTURAL COLLABORATION OF LAURA U DESIGN COLLECTIVE & MATT POWERS CUSTOM HOMES. KITCHEN WAS RELOCATED 20 FEET TO COMBINE PREVIOUS WINE ROOM AND PANTRY INTO ONE SPACE AS A NEW PREP KITCHEN. THE NEW GOURMET KITCHEN HAS A MASSIVE ISLAND, DACOR PROFESSIONAL SERIES STAINLESS APPLIANCES, FARM SINK, WINDOWS WERE ADDED AND RELOCATED TO MAXIMIZE NATURAL LIGHT. ALL DESIGNER GOLDENWARM HARDWARE AND LIGHT FIXTURES. HONED NATURAL STONE QUARTZITE COUNTERS AND HERRINGBONE LAID WHITE SUBWAY BACKSPLASH COMPLIMENT THE FRESH NEWBURYPORT BLUE COLOR FROM BENJAMIN MOORE ON THE CABINETS. THE PREP KITCHEN HAS EXTENSIVE STORAGE, SECOND FARM SINK, ICE MAKER, SUB-ZERO REFRIGERATOR, SECOND DISHWASHER, THERMADOR WINE FRIG, AND CUSTOM PULL OUTS INCLUDING PAPER TOWEL DISPENSER. ENTIRE HOME PAINT, NEW WOOL BERBER CARPET, WHITE 4 INCH OAK FLOORS WERE ENTIRELY REFINISHED WITH A WARM GRAY GLAZE. NEW MARCHAL/STEVENSON 3 STOP ELEVATOR. NEW PROFESSIONAL LANDSCAPING, TURF & LANDSCAPE LIGHTING. EXTENSIVE PANELING. FORMAL POWDER. SAFE ROOM. NEW PANELING & LIGHTING IN PRIMARY.	2021	\$420,000

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CONROE ISD INFORMATION

3014 MAJESTY ROW, THE WOODLANDS, TEXAS 77380

Lamar Elementary:

1300 Many Pines
The Woodlands, TX

Wilkerson Intermediate:

12312 Sawmill Road
The Woodlands, TX

Knox Junior High School:

12104 Sawmill Road
The Woodlands, TX

The Woodlands College Park High School:

3701 College Park Drive
The Woodlands, TX