

SELLER'S HIGHLIGHTS

23 BLAIRS WAY, THE WOODLANDS, TEXAS 77375

"EASY ACCESS TO HEB, GAS & STARBUCKS. SHOPPING, CREEKSIDE & WOODLANDS AMENITIES ARE CLOSE"

"AMAZING POOL – CHILLER FOR SUMMERS & HEATER FOR WINTERS – LED COLOR LIGHTS, TEN WATER FEATURES, 4 STOOLS, TANNING DECK, NEGATIVE EDGE INFINITY HOT TUB AND FOUR FIRE BOWLS MAKE THE BACKYARD WONDERFUL. FIRE PIT AND DINING..."

"OVERALL STREET LOCATION."

"AUTOMATION CONVENIENCE – EVERYTHING IS MANAGED THROUGH CONTROL4 ON MOBILE DEVICE – ALL DIMMABLE LED RECESSED CAN LIGHTS, HVAC, ALL 5% SOLAR SHADES, SECURITY, A/V."

"EASY ACCESS TO I-45 & 99."

"LOW MAINTENANCE LANDSCAPING – SYNLAWN PET-FRIENDLY LIFETIME ARTIFICIAL TURF GRASS."

"EXTRA ROOM IN SQUARE FOOTAGE – TOTALLY REDESIGNED PLAN AND ADDED FUNCTIONAL SPACE."

"DESIGNER UPGRADES IN LIGHTING, FLOORING, COUNTERTOPS, CEILING TREATMENTS, WROUGHT IRON DETAIL, TILE, BARN DOORS, CABINETS, SHADES, ETC. RALPH LAUREN, RESTORATION HARDWARE, Z GALLERIE, SCHONBECK SWAROVSKI...LIGHTING NAME BRANDS."

SELLER'S FAVORITE FEATURES

23 BLAIRS WAY, THE WOODLANDS, TEXAS 77375

1.	DESIGNER LIGHTING INCLUDING SCHONBEK SWAROVSKI, RESTORATION HARDWARE & RALPH LAUREN CHANDELIERS, Z GALLERIE, CURREY & COMPANY & VISUAL COMFORT
2.	EXTENSIVE HOME AUTOMATION - HVAC, ALL DIMMABLE LED RECESSED CAN LIGHTS, 5% SOLAR SHADES, POOL, SECURITY, A/V. CONTROL4 WI-FI CONNECTED ON MOBILE DEVICE.
3.	CONCRETE LIFETIME TILE ROOF
4.	THEATER ROOM WITH PROJECTOR & SCREEN, DUAL SPLIT BARN DOOR ENTRIES
5.	LUXURY POOL – HEATED AND CHILLED, WATERFALL FIRE BOWLS, SUNDECK, LED BUBBLERS, DECK JETS W/ LED EFFECTS, 4 BAR SEATS & SPACIOUS INFINITY EDGE HOT TUB
6.	FIRE TABLE & OUTDOOR KITCHEN W/ STAINLESS GRILL, SINGLE BURNER, SINK, TRASH DRAWER & MINI REFRIGERATOR
7.	EXTENSIVE BUILT-IN GARAGE STORAGE & EPOXY FLOORS
8.	ELECTRONIC 5% SOLAR SHADES THROUGHOUT CONNECTED TO HOME AUTOMATION
9.	GRAND PRIMARY BATH - CARRARA MARBLE, GRAND DUAL ENTRY SHOWER, STAND-ALONE TUB, SCHONBEK SWAROVSKI ROCK CRYSTAL CHANDELIERS & CUSTOMIZED CLOSETS.
10.	EXTENSIVE SECURITY SYSTEM
11.	7.5" WOOD FLOORS
12.	WAINSCOT PANELING
13.	CROWN MOLDING THROUGHOUT
14.	CUSTOMIZED TRAY CEILINGS & BEAMS IN MULTIPLE ROOMS
15.	RECESSED LED LIGHTING THROUGHOUT
16.	ALADDIN CHANDELIER LIFT SYSTEM ON 3 LIGHTS TO ALLOW FOR EASY CLEANING / LIGHT REPLACEMENT

CONROE ISD INFORMATION

23 BLAIRS WAY, THE WOODLANDS, TEXAS 77375

Creekview Elementary:

8877 West New Harmony Trail
The Woodlands, TX

Creekside Park Junior High School:

8711 Creekside Green Drive
The Woodlands, TX

Tomball High School:

30330 Quinn Road
Tomball, TX