

List of Improvements
36 Waterford Lake
The Woodlands, Texas 77381

- Seller completed transformative, “down-to-the-studs” renovation in 2018
- Highest design standards implemented by Houston’s Windstone Partners
- Removed walls to result in open-concept layout with high-end luxury finishes throughout
- Added nearly 1,000 sf of finished space (4,920 sf to 5,816 sf), including second primary suite (upstairs), fifth bedroom, second study/gameroom, upstairs hall bathroom, and upstairs laundry
 - Upstairs primary suite has large dual-shower, soaking tub, substantial walk-in closet, custom vanities, etc. with Waterworks features
 - Upstairs laundry includes new front-load washer and dryer units
- Chef’s kitchen with natural stone countertops, Thermador appliances, two wine refrigerators (full and under-counter), two dishwashers (second refrigerator in butler’s pantry with sink)
- Custom cabinetry (floor to ceiling) in kitchen
- Custom cabinetry in all bathrooms throughout home
- Wide-plank wood flooring throughout home
- Leveled previously raised dining room and modernized ‘floating’ walkway
- Refinished dramatic architectural staircase including iron balusters
- HVAC and all ductwork replaced (except one of three outdoor condensers)
- In-wall electrical and plumbing all new
- Tankless (instant) hot water recirculation system throughout home
- Recessed lighting and high-end light fixtures throughout
- Home wired for in-ceiling audio, security, and cameras to one central panel in downstairs study closet (in addition to two Ring doorbell units)
- Insulation entirely replaced (in-wall, in-ceiling/in-floor, and attic)
- Two gas fireplaces refinished
- Electrical panels (two) all new with whole-home back-up generator
- Mudroom with floor-to-ceiling custom cabinetry, plus dry storage room
- Releveled vaulted ceilings and removed dated ceiling fans
- Swimming pool and sauna, deck, and corresponding equipment all new in 2018 (includes automatic swimming pool cover for superior safety)
- Added multi-zone Rain Bird sprinkler system for back yard