

# 15 Aberdeen Crossing

## Updates & Special Features

### Characteristics:

- ❖ Builder & year: Tom Cox in 2008
- ❖ Square Footage: 3362 sq. ft. per appraisal
- ❖ Bedrooms: 3
- ❖ Full baths: 3
- ❖ Half baths: 1
- ❖ # car garage: 2 car attached, oversized (tandem)

### Notable Features:

- ❖ Location of home – Great neighborhood in the center of The Woodlands
- ❖ Large entry with custom double Cantera doors
- ❖ High ceilings
- ❖ Eight foot interior doors
- ❖ Generous power outlets
- ❖ Extensive attic storage
- ❖ Open concept for entertaining
- ❖ Ample custom kitchen cabinets
- ❖ Large pantry
- ❖ Custom plantation shutters
- ❖ Paneled study with custom bookshelves and cabinets
- ❖ Oversize driveway
- ❖ Second home office with desks and storage
- ❖ Hardwood floors
- ❖ Covered patio with natural gas hookup
- ❖ Large closet in guest upstairs bedroom
- ❖ Fireplace with gas logs
- ❖ Custom bookshelves and cabinets in great room
- ❖ Custom cabinets in kitchen with pull out shelves
- ❖ Six burner gas cooktop
- ❖ Built-in double oven and microwave
- ❖ Refrigerator and dishwasher (all stainless steel)
- ❖ Two new American Standard A/C units installed in 2020
- ❖ Half bath with outside entrance for a pool
- ❖ Ceiling fans throughout with lights
- ❖ Cedar ceiling in primary closet
- ❖ Alarm system with motion sensors and glass breakage
- ❖ Rope lighting in dining room, butler's pantry and study
- ❖ Upgraded light fixtures throughout
- ❖ Garage floor resurfaced with color flake coating
- ❖ Framed mirrors
- ❖ Outdoor lighting
- ❖ Huge walk-in attic space