

Highlights & Features

6526 Woodleaf Lake Loop

Exterior – Front & Rear

- Large single-story open floorplan – *Darling Homes (plan 7225)*
- Located within Elyson’s premium section of 70’ lots
- Brick and stone exterior
- Full gutters on all sides – *RainMizer Seamless Gutters*
- Double front doors
- Exterior cameras and hard drive – *High-Def Surveillance, LLC*
- Arlo “Essential” video wired doorbell
- Custom holiday lights for exterior roofline
- Beautiful landscaping – *Sergio’s Landscaping (Conroe, TX)*
- French drains to ensure proper drainage in back yard
- Professional LED landscape lighting – *Light it Right*
- Sprinkler system
- Heated pool & spa with upgraded travertine decking – *Sahara Construction and Custom Pools*
- Outdoor kitchen with “Angus” grill, sink, refrigerator, cabinets & drawers – *Bull Outdoor Products*
- Covered back patio
- LED lighting
- Ceiling fan with light kit

Interior

- Neutral colors
- “SmartChoice II City” water filtration system and softener – *Aqua Systems of Houston*

Great Room (21’ x 19’)

- Dramatic vaulted ceilings
- Gas remote-start fireplace
- Gray wood-look tile
- Wood shutters – *Katy Plantations*
- LED lighting
- Ceiling fan with light kit
- Upgraded foyer chandelier – *Laurie’s Home Furnishings*

Kitchen (13’ x 20’)

- Custom white cabinetry including pots & pans drawers – *Kent Moore Cabinets*
- Gray wood-look tile

All measurements are based on Darling Homes Plan 7225 floor plan

- GE Profile microwave
- GE Profile 5-burner stove
- GE Profile range hood
- Bosch dishwasher
- Granite countertops
- Motion sensing light switch in pantry
- Silestone Serena quartz (2021) – *Texas Custom Granite*
- Single-bowl sink (2021) – *Blanco Silgranite Diamond in anthracite*
- Touch faucet (2021) - *Moen*

Dining Room (13' x 12')

- Upgraded gold chandelier with white drum shade (2020)
- Gray wood-look tile
- Wood shutters – *Katy Plantations*

Study (12' x 13')

- Glass pane French doors
- Gray wood-look tile
- Wood shutters – *Katy Plantations*
- Ceiling fan with light kit

Primary Bedroom (16' x 17')

- Stone Elegance Kona luxury vinyl plank flooring (2020) – *Floors for Living*
- Sitting area with bay window featuring a view of pool & spa
- Wood shutters – *Katy Plantations*
- Ceiling fan with light kit
- Motion sensing light switch in closet
- Dual vanities
- Large soaking tub
- Oversized shower
- Spacious closet connects to Utility Room

Secondary Bedroom (12' x 13')

- Stone Elegance Kona luxury vinyl plank flooring (2020) – *Floors for Living*
- Accommodates king size bed and furniture
- Motion sensing light switch in closet
- Wood shutters – *Katy Plantations*
- Ceiling fan with light kit
- Full en suite bathroom

Additional Bedrooms (12' x 13' and 13' x 12')

All measurements are based on Darling Homes Plan 7225 floor plan

- Stone Elegance Kona luxury vinyl plank flooring (2020) – *Floors for Living*
- Wood shutters – *Katy Plantations*
- Ceiling fan with light kit
- Shared “Jack and Jill” bathroom

Mud Room

- Built in coat hooks, drawers, and overhead storage
- Gray wood-look tile

Utility Room

- Cabinetry and shelving over washer & dryer
- Gray wood-look tile
- Motion sensing light switch
- Granite countertops
- Single-bowl stainless steel sink
- Connects to Primary Bedroom closet

Garages (2-car 20' x 21' + 1-car 20' x 12')

- Epoxy floors with full broadcast of flakes (2020) – *Epoxy Floors Texas*
- Wood shutters (front-facing one car garage) – *Katy Plantations*