

# HOME SWEET HOME

315 SOUTH SILVERSHIRE CIRCLE



BUILT  
**1998**

3,916  
SQFT

## Custom Enclave of Silvershire

Centrally located in Cochran's Crossing  
Walking distance to Galatas Elementary  
Located on Palmer Golf Course

## 4-5 bedrooms

Study, Gameroom, Pool bath  
Master downstairs  
4 full bathrooms  
3 car garage with workshop



## *This Kitchen has...*



- space for boisterous, large gatherings or simply a morning coffee overlooking the pool and golf course
- built-in pantry to hold all your latest Costco shopping
- GE oven and microwave and four burner gas stove
- custom paneled SubZero 632 refrigerator and a Bosch Dishwasher
- custom shelving to house long lost wedding gifts
- rounded granite breakfast bar and island for either a vase of flowers or little elbows early in the morning
- tile backsplash that will have you reminiscence about your recent trip to Europe
- wine nook and linen storage near formal dining

# 315 South Silvershire Circle

## *Interior Features*

- Beautiful custom home built in 1998 and meticulously maintained and consistently upgraded by the original owners
- 3,916 square feet well positioned on a 12,000 square feet private lot to avoid hot summer sun (N/S exposure)
- Closed study which could be used as fifth bedroom for a nursery or for an aging parent, formal dining, master bedroom down with fireplace, spacious living room with gas log fireplace, pool/guest bath, breakfast room, game room, formal dining, 3 bedrooms up, 3 car garage, and several closets
- Wooden shutters on the front of the home and stair step ceiling in formal dining
- Recessed, Lutron dimmed lighting combined with natural light provided by large butt glass windows
- Custom, superbly crafted trim found in each room

## *Exterior Features*

- Elaborate, multi-tiered, well kept landscaping and gutters
- Incredible 8 foot Rembrandt saltwater pool with AquaLink with wifi pool system so you can remotely turn on the heater while out to dinner
- Well covered patio located off 8th tee of the Palmer Deacon course
- Rainbird sprinkler system in front and back yards
- Luxurious 3 car garage with plenty of well executed storage, a transom window to bring in natural light, exterior keypad, two doors to the home, and a well organized workshop

## *Bathroom & Laundry Features*

- Kohler hardware and toilets
- "Jack and Jill" bathroom upstairs and pool bath downstairs
- Large master bathroom with his and her sinks, 6ft Rocaille jetted tub with separate impeccable glass shower, and a large walk in closet
- Glass blocked window in master bath for natural lighting
- Spacious laundry with deep sink, hidden drying rack, corner desk area overlooking the backyard, broom closet, and with maximum storage capabilities.
- Laundry and mud room located in convenient location between kitchen and garage

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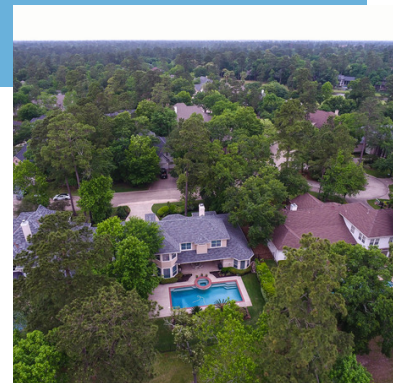
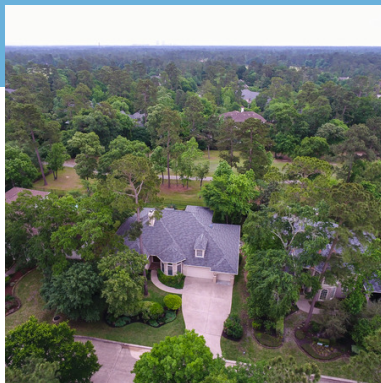
## Updated Features



- 2011 - Bradford White hot water heaters replaced and the pool resurfaced
- 2014/2015 - New roof and new pool heater
- 2016 - LED pool lights, Aqualink with Wifi pool system installed, new carpet
- 2017 - New pool motor, fence painted
- 2019 - New exterior doors, trim painted, power wash exterior, LED lights throughout the home

## What the owners love about the home-

- Private feeling
- Extensive closet space and built-ins throughout the home (the under stairs closet wraps around out of sight)
- Hallway niches and stairway skylight
- 2 Krogers and 1 HEB within 1.5 miles, centrally located in The Woodlands
- Very quiet. No Cochran's Crossing street noise
- No flooding
- Located on a tee box. No fear of golf ball damage.



"The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification."