

Features, Amenities, and Upgrades

- Cul-de-sac lot (low traffic)
- 3 car garage w/Porte cochere
- New driveway ---2017
- Courtyard w/disappearing fountain—2018
- Double-paned windows –2017
- Roof/new decking/radiant barrier –2016
- Energy efficient north/south orientation (no direct sun)/blown insulation/low electric bills
- Pool resurfaced pebble finish/new heater/pool & spa lights –2021 variable speed pump—2019
- Resurface/paint pool cool deck –2021
- Freshly painted exterior –2021
- Updated interior
- Ceiling fans in every room
- \$10K in upgraded landscaping –2021
- Sprinkler system
- Two studies
- Lots of windows/light
- Large yard in addition to pool
- Large covered patio
- Secure Courtyard with Ring Doorbell Camera
- Whole house leaf guard gutter system
- 3 multizone HVAC systems—2016,2018
- Many custom built-in shelves, cabinets and desks
- Walking distance to many neighborhood amenities that include two pools, seven tennis courts, two pickle ball courts, two large playgrounds, two clubhouses, baseball field, disc golf course, walking paths
- Storage shed
- Easy access to I-45. 15 min to The Woodlands and to Vintage.
- Top rated Klein Schools