

31 Dovetail Place – additional detail

- Home situated at end of quiet cul-de-sac, two story layout with vaulted ceilings, master down, three bedrooms up. Fourth bedroom currently staged as home office. Zoned for Galatas Elementary, Bear Branch, Branch Crossing, The Woodlands High School.
- 20 year homeowners have completed renovated home both inside and outside.
- Key features of backyard oasis:
 - Layout designed by Mirror Lake includes five distinct areas for relaxing or to entertain.
 - Extensive draining system with sub-pump that pumps extra water to front street.
 - Pool includes four waterfall features
 - Custom swamp cooler next to gazebo
 - Travertine throughout backyard living space with pavers behind pool garden.
 - Garden includes fruit-bearing banana trees, magnolia trees, birds of paradise, TX Mountain Laurel, Azaleas, Texas sage, Purple salvia, succulents, rosemary, lavender, and agave.
- Key features of home upgrades:
 - Hardwood flooring in entire house/Slate tile& Marble tile in bathrooms, kitchen, laundry
 - Living room includes custom built-in wine cabinet/buffet and custom bookcase, custom wood window framing and plantation shutters
 - Family room includes granite fireplace
 - Kitchen includes granite countertops/backsplash, pull-out soft touch drawers in bottom cabinets, stainless steel appliances and hood. Recessed lighting, under cabinet lighting and over cabinet lighting. Built-in wine refrigerator, custom designed pantry.
 - Bathrooms include higher cabinets, recessed lighting, granite or marble countertops, and custom mirrors.
 - Master bedroom includes custom wood paneling, Phillip Jeffries custom wallcovering, plantation shutters, customer his and her closet with built-in shelving, shoe shelves, built-in hampers, belt/tie rods, valet rods
 - Laundry room has custom built-in cabinets and large hampers with countertop
 - Fourth bedroom includes custom wood paneling, custom built-in bookshelves and can be utilized as a home office or bedroom.
- Home staging inclusions/exclusions:
 - Inclusions: Living room custom wine cabinets/bookshelf built-ins in living room and upstairs bedroom. Custom mirrors in Master Bath and upstairs Bath, Wine refrigerator
 - Exclusions: outdoor pineapple fountain

- Remaining wall mirrors/décor & staged furniture negotiable; owner will consider selling fully furnished for agreed upon price