

7 CHILDRES POND CT., THE WOODLANDS, TX 77389

- Waterfront lot with gorgeous view of lake with ducks, herons and even pelicans!
  - Balcony with water view and 4<sup>th</sup> of July fireworks
  - Quiet and private cul de sac location (only 7 houses) with ample street parking
  - Oversized true 3-car garage with workbench and storage
  - Oversized back patio with Belgard pavers
  - Outdoor kitchen with built in BBQ grill, fridge and sink
  - Firepit table
  - French drains
  - Whole house surge protector
  - Built-in Taexx pest control system
  - Low maintenance yard
  - Direct access to lake via back fence gate
  - Walk to highly rated Creekside Forest Elementary
  - Walk to Fleming Park and Aquatic Center
  - No known flooding
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- Double front entry doors and grand 2-story entrance
  - All windows tinted – energy saving
  - All windows with custom plantation shutters except picture windows with convenient motorized blinds
  - Recessed ceiling LED lights
  - Two staircases
  - Ceiling fans in every bedroom and more
  - Primary bedroom with view of lake
  - Primary bedroom closet with built in storage system
  - Additional bedroom down
  - Game room upstairs with French doors and balcony access
  - Oversized bedroom upstairs can be additional primary
  - One of the two water heaters replaced in 2019
  - Upstairs AC replaced in 2018
  - Downstairs AC evaporator coil replaced in 2021
  - Recent interior neutral Sherwin Williams paint (late 2020)