



3 Blairs Way Upgrades and Features

Quick Glance

- Builder: Toll Brothers
- Square Feet: 5,529
- Lot: 19,414 Sq Feet
- 6 Bedrooms
- 5.5 Baths
- Large 3 Car garages with epoxy flooring

Garage & Exterior Upgrades

- Custom pool and infinity edge spa; Features include Pebble Technology pool finish, sun deck and seating. Ledge at deep end with fire pit, water features and programmable lighting.
- Outdoor two story covered living area complete with outdoor kitchen with built-in grill, refrigerator, storage and marble stone counter top with bar seating.
- 3 car garages with epoxy flooring , door to access to the backyard.
- Huge garage attic with heavy duty ladder
- Doublewide, paver driveway with in & out automatic gates
- Unique street with wrought iron fencing and gas lanterns

Location Conveniences

- Short stroll to nearby shopping, movie theater, and dining
- Centrally located to The grand Parkway (99), The Woodlands Mall, and Tomball
- Close to George Mitchell Nature Preserve: Great for hiking, jogging, and exploring
- Endless walking and jogging trails
- Nearby fishing and kayaking areas
- Minutes to Rob Fleming Aquatic Center
- Close to 4 parks including one with a zip line and one with a splash pad
- Short distance to Creekview Elementary and Creekside park Junior High School
- Minutes to HEB
- Minutes to freestanding emergency room

