

~ 12 Wandflower Place ~  
Special Features & Improvements

- Quiet, Extra Large, Culdesac Lot with Side yard "Secret Garden" OR Play OR Pet area, with walking paths & grotto waterfall - Separate smaller Side yard, too!
- XL Climate-controlled Storage, Private Study off Bedroom 4 (over Porte Cochere)
- Versatile floor plan allows for Formal Living, Music room downstairs Game or Playroom or Home school room
  - Recent Bosch Double Ovens (upper Convection)
- Granite counters in Kitchen, Laundry & Powder room
- Remodeled Primary bathroom: Oversized, Frameless Walk-in shower, Granite Countertops, Double sinks, Double vanity lighting, Toilet - 2021
  - New water heater - 2022
- Heated Pool & Spa (components replaced in 2014, 2015)
  - Replaced most of fence in backyard
- Premium laminate flooring in study, Primary bdrm, Formal Dining & Formal Living/Music room/Game room
  - Dining room remodeled - 2016
- Porte Cochere (above lies the climate-controlled storage area) structurally reinforced & approved by The Woodlands - 2018