



UPDATES AND IMPOROVEMENTS TO 35 WIND TRACE

- Pool and spa resurfaced, retiled, and pool plumbing updated 2021
- Both A/C units, and furnaces replaced (downstairs 2020/ upstairs 2021)
- Tankless hot water heater 2019
- Interior Painted 2019
- New exterior doors 2019
- New 8 ft. fencing 2017
- Exterior painted 2017
- All bathrooms updated
- Hardwood floors 2014

WHAT THE SELLERS LOVE ABOUT THIS PROPERTY:

- The location: This home is centrally located within 10 minutes of all the major shopping and dining areas in The Woodlands. It is also close to golf courses, parks, and amenities like community pools.
- Quiet, oversized lot located in a cul de sac with no back neighbors and located on a wooded greenbelt.
- No carpet in the home except for the runner added to the stairs in 2021
- Water access on E. Panther Creek for paddle boarding and Kayaking Lake Woodlands
- Extensive trail system for hiking and biking throughout the area with a private entry gate at the back of the property
- Backyard oasis perfect for entertaining.
- Lots of large windows with natural light
- Large bedrooms that all fit a king-size bed