

# Home Features, Updates and Neighborhood Information

16315 Whiteoak Canyon Dr.

Humble, Texas 77346



- 5 bedrooms/6 bathrooms - All bedroom's suites have their own bathrooms and spacious walk-in closets. Half bath in hallway for guests.
- 3 car attached garage (tandem).
- Gated courtyard as you enter that welcomes you with a nice sitting area and added privacy.
- Stone and Brick elevation.
- Large office/study with French doors and windows overlooking courtyard.
- Durable and beautiful wood-look ceramic tile throughout main floor.

- Large kitchen is open to the stunning two-story living room and dining area.
- Kitchen offers an extra-large island that can accommodate large bar stools.
- Kitchen counters are engineered stone called Luserno, designed not to scorch, scratch or cut. The surface won't absorb liquids and is stain resistant for lasting beauty and low maintenance.
- Large walk-in pantry and mud room off garage entrance.
- Pendant lighting over kitchen island with all stainless-steel appliances.
- Soaring ceilings with large picture windows accommodate the natural light.
- Upstairs bedrooms are large and feature high ceilings.
- Corner cast stone gas fireplace.
- Media room right off dining area, which can be used as a second office.
- Spacious master bedroom can accommodate large furniture, with a sitting area overlooking the beautiful back yard.
- Master bath features an extra-large soaking tub and separate glass shower with an extended sitting bench.
- Dual vanities with plenty of counter space.
- Large walk-in closet.
- First floor has a 2<sup>nd</sup> bedroom suite perfect for guests or mother-in-law suite.
- Second living area with vaulted ceiling located upstairs, overlooking the downstairs living area. Perfect for children's play area.
- All the wood and wrought iron on the staircase adds a modern charm.
- Bricked-exterior extended patio makes this a great place to lounge, watch movies and have a cookout. Includes gas hook-up.

- Sprinkler system zoned on all sides and flower beds ensures your yard will thrive even in the heat of summer.
- Very thorough inspection report available from April 2022!
- This Master planned community offers tons of amenities! It sits on 64 acres of a preserved forest, has a Lifestyle center, fire pit, fitness center, multiple playgrounds, yard games, splash pad, resort style pool, hammocks, fish camp, designated field area for soccer and baseball, picnic benches, Insperity adaptative sports complex, Madera creek trail and much more. The Groves fits any lifestyle. You will love living here!