



**GRACE**  
REALTY GROUP

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## Things we love about 135 N. Wynnoak Circle

- Plenty of storage!
- Wood floors are easy to clean, no carpet,
- Double paned windows keep the house cooler than single paned.
- The picture window in living shows off the backyard and adds light.
- Side by side sliding window in breakfast area.
- Tall fireplace mantel with ceramic gas logs,
- Front room is versatile since it could be another living area/study or dining.
- Lush vegetation front and back.
- Nice neighbors!

## Updates since purchased in 2020

- Double Paned Windows installed throughout the house by Window World \$5,200
- Full surround home gutters \$1000
- Backyard fence \$4,000
- Professionally painted Kitchen Cabinets \$1000
- New Attic Stairs and floored area in attic \$1000
- New thermostat installed
- Landscaping in backyard including French drains. \$6,000
- Ceramic gas logs \$550

2201 Lake Woodlands Dr.  
The Woodlands, TX 77380

Each office is independently owned and operated

**kw** THE WOODLANDS  
& MAGNOLIA  
KELLERWILLIAMS. REALTY