

## **Special Features 7 Grey Birch Place, The Woodlands**

**4 bedroom, 2.5 bath two story home in The Woodlands Village of Cochran's Crossing**

**Quiet location near the very end of a cul-de-sac street**

**Private, fenced backyard**

**Two car detached garage with automatic garage door opener**

**Ideal central Woodlands location with quick access to Woodlands Parkway**

**Walk to neighborhood park**

**Enjoy all the special amenities of The Woodlands including over 200 miles of bike trails**

**Highly acclaimed schools in The Conroe Independent School District including Galatas**

**Elementary, Mitchell Intermediate, McCullough Jr. High and The Woodlands High School**

**Fiber optic internet available**

### **The Interior**

- Tile in extended entry, kitchen, breakfast room
- Wood-look laminate flooring in family room and dining room
- Tile in bathrooms
- Ceiling fans in most rooms
- Dining room could be used as a study
- Family room with ceiling fan and fireplace, windows facing backyard

### **Kitchen and breakfast room**

- Island kitchen
- Granite countertops and backsplash
- 5 burner Gas range
- Microwave
- Stainless steel side-by-side refrigerator
- Stainless steel sink with recent faucet, dishwasher
- Breakfast room is open to family room and offers views of private, wooded backyard

### **Upstairs**

- Spacious upstairs master with ensuite bathroom
- Primary bathroom has recent updates, double sinks, separate tub and shower
- Three additional bedrooms plus recently updated upstairs hall bathroom

### **LANDSCAPING, SPRINKLERS**

- Nicely manicured front yard
- Wood deck in backyard
- Automatic lawn sprinkler system

### **ADDITIONAL INFORMATION**

- Recent interior paint
- Two inch blinds throughout home
- Gas log fireplace in family room
- Washer and dryer and refrigerator included
- See list of improvements included with listing

