

5 N Autumnwood Way

This custom, golf course front home boasts an ideal combination of luxurious living coupled with practical design. Meticulously crafted the home features just less than 4,000 square feet with five bedrooms & four full baths & two living areas.

Chef's kitchen with 4 ovens, master suite, private study & a full secondary bath are found on the first floor with 8' doors downstairs. Knotty alder doors, crown molding, recessed lighting & an abundance of natural light are found throughout the home. Approximately 1,500 square feet of tongue & groove decking allows for outdoor living at its finest affording both privacy & tranquil golf course views.

Location:

This home is located in a quiet cul-de-sac on fairway two of the private North Panther Trail golf course in the Woodlands minutes from I-45 for a quick easy commute & blocks away from the Woodlands Resort & Country Club.

Entrance:

Wired for track lighting, chair railing, 12' structural columns, covered porch with tongue & groove pine floor with floor outlets.

Kitchen:

Custom birchwood cabinetry throughout with granite countertops. Stainless steel appliances: KitchenAid 48" combo fridge/freezer (included with the home), Viking 48" gas range, wall mounted pot filler, Viking 24" Microwave Drawer, KitchenAid 30" double convection oven & warming drawer. 12.8' ceilings, accent lights above & below cabinets, custom ceiling treatment exposed beams with dental molding, 2x6 tongue & groove covered wooden deck off of kitchen, oversized island with vegetable sink, eat in kitchen island, walk in pantry, wired for surround sound, wired for in wall TV/internet.

Living Room:

Grand floor to ceiling limestone 46" gas Monessen Hearth fireplace with dual burner gas logs all controlled with a digital remote. 19.8' ceilings & golf course views. Wired for surround sound & track lighting, two ceiling fans, abundance of windows, outdoor access. Floor plugs boxes, internet & electricity wiring over fire place & wall switched plug lighting. Auto safety shutoff for fireplace (electrical switch on wall as well as a shut off gas valve). Beauty modeling panels, track lighting. Wet bar with granite countertops plumbed for sink, icemaker & wine fridge.

Dining Room:

Golf course views, beautiful chandelier, chair rails, beauty molding panels & wired for track lighting.

Study:

Knotty alder double doors. Wall scones accent & Lutron lighting, chair railing & beauty molding.

**The information contained within this document is deemed accurate & reliable however the Seller & Seller's Broker shall not be held responsible for discrepancies as presented should they arise. Buyers are encouraged to verify all information.*

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Master Suite:

Downstairs, outdoor access with private porch, 10' ceilings with recessed ceiling treatments, two 9' archways, wired for surround sound, TV & internet. His & her walk-in closet with built ins.

Master Bath:

BainUltra Freestanding Evanesence 66", 51-gallon Bathtub with 35 hot air jets, three inner shell heating zones, remote controlled & a Gessi facino Italian-manufactured floor-mounted tub filler. Walk in shower with dual rain shower heads, hand held shower head & 2 wall spray heads. Recessed shelving, large glass door & glass window. His & her separate vanities, 4x5 window, enclosed water closet.

Utility Room/Butler's Pantry:

Abundance of counter top space with sink & granite countertops, built-ins, hanging & folding area.

Garage:

Oversized with work area & access to outdoor side covered porch & mud room. 10' ceilings. Finished & fully insulated with epoxy floors.

Second Floor:

Four bedrooms with large walk-in closets & two full baths upstairs. 6.8' Knotty Alder Cedar doors. Second living area with full sized safety glass window overlooking downstairs. Wired for Internet & TV throughout, all bedrooms are accented with recessed ceiling treatments. Both baths boast Kohler tubs & the hall bath is cast iron. Crown molding & chair rails throughout.

HVAC:

The home is heated & cooled via electric cooling & gas heating units with four zones. Zones include the following: Living room (4 tons), kitchen/dining/office (4 tons), upstairs (3.5 tons), master suite (1.5 tons)

Hot Water Heater:

Super High Efficiency Plus condensing natural gas tankless water heater, 199,000 BTU, 11 GPM hot water flow rate, installed Jan 2022. Hot & cold shut off manifolds to each fixture in attic.

Electrical:

400-amp service. All exterior sides have wall plugs installed in the eaves for Christmas lighting. Lutron lighting in most rooms, recessed lighting throughout home.

Storage:

3 attic spaces, 1 walk in attic. Wired for electric vent fan, r30+ in ceilings, wall insulation is r19+. Blown in cellulose treated with borax to prevent infestation of insects & for added safety is also fire retardant.

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Windows:

Double paned, max tint available for residential window, easy replacement available if broken. Can unhitch to clean between panes.

Miscellaneous Features:

Three tongue & groove Pine decks (totally +/- 1500 sf), concrete hardy board (100% concrete board ideal for insurance purposes). 5/8th Fire rated sheet rock on walls & ceilings inside. 1.25" gas line piped & sleeved to back porch (gas grill, hot tub, fire pit). 220 electrical wiring outside kitchen/master bath for future pool equipment (lap pool etc). Timberline composition shingle roof, rain gutters with leaf guards. Custom trim & molding in all bathrooms. Wiring is in place for deck lighting & tree/landscaping accent lightening.

BainUltra Bathtub Details

- **User Manual:**
<https://www.bainultra.com/bath-collections/evanescence-collection/evanescence-oval-6636#show>
- **Control Manual:**
https://www.bainultra.com/sites/default/files/product_files/control_user_guide_0.pdf

Hot Water Heater Details:

- <https://www.rinnai.us/residential/product-detail/ru199in>
- 15 yrs on Heat Exchanger/ 5 years on Parts/ 1 Year on Labor

- Natural Gas (Average \$41 monthly): CenterPoint Energy 800-752-8036
- Electric (Averages \$272 monthly): Entergy 800-368-3749
- Water (Averages \$38 monthly): The Woodlands Water Agency 281-367-1271
- Phone/Internet/Cable: Xfinity 800-934-6489
- Security System: SimplySafe 800-204-0542
- Trash/Recycling: Waste Management at 800-800-5804
- MUD Tax 2021 \$270
- Low Tax Property Tax Rate (2.0469%)
 - Montgomery County Property Tax 2021: \$8156

Schools

- Hailey Elementary School
- Wilkerson Intermediate School
- Knox Junior High School
- College Park High School