

# Property Highlights & Upgrades:

## 3 Warbler Place

### Property Overview:

- Year Built: 1987
- 3,227sqft
- Bedrooms: 4 Bathrooms: 3 full 1 half
- 2 car over-sized garage
- Lot size: 12,323sqft
- POOL & SPA

### Property Highlights & Upgrades:

#### ➤ Interior:

- Soaring ceilings
- Extensive millwork
- Ample amount of natural light throughout
- 2 living areas
  - Custom built-ins located in the living area that leads into the kitchen
- Kitchen
  - Stainless steel appliances including a built-in GE Monogram refrigerator
  - \$7,000 custom pull out drawers located in pantry and kitchen cabinets
  - Recently added built-in bench seating located in kitchen offering additional storage
  - Recently replaced cooktop
- Utility Room
  - Sink in utility room!
  - Upgraded countertop
  - Extended countertop space with extra drawers for additional storage
- Spacious Primary Bedroom/Bathroom
  - His/hers closets
  - Recently upgraded sinks
  - Over-sized walk-in shower with a soaking tub
  - Flex room located off of the primary bedroom
- Spacious Secondary Bedrooms
  - Don't miss the Texas basement located in the secondary bedroom upstairs!
  - One of the secondary bedrooms' offers an en suite bath
  - Jack and Jill bathroom!

#### ➤ Exterior:

- Oversized lot!
- Trees recently removed to allow grass to grow – rare sight in The Woodlands
- Cul-de-sac street
- Gated front entrance
- Pool
  - Polaris pump replaced this summer
- Covered and uncovered patio
  - Kick your feet up and enjoy the shade with multiple entertainment/relaxing areas
- Garage
  - Oversized garage with oversized garage door offering 15ft ceilings
- HVAC
  - Recently replaced – 2017/2019