

## FEATURES & UPGRADES

### 531 Woodsy Pine

Over \$75,000 in upgrades have been added by the seller:

#### EXTERIOR

- 2022 12 x 10 Storage shed with electricity
- 2022 Pergola added just off the storage shed for more entertainment space
- 2022 Natural gas run to storage shed for outdoor grill
- 2022 Firepit fueled by natural gas
- 2022 Paved walkway from original back patio to storage shed, patio, and firepit
- 2022 Poured concrete slab for pergola and shed
- 2021 Epoxy floor added in garage
- 2021 Sink in garage
- 2021 Built-ins added in garage storage nook and tandem 3<sup>rd</sup> bay
- 2021 Light Fixture added to garage ceiling
- 2021 Automatic Garage door opener installed
- 18,426 sq foot culdesac lot that backs up to greenspace – no back neighbors
- 8 ft double entry doors
- Large covered patio in back

#### INTERIOR

- 2022 Added 17 x 13 bedroom upstairs complete with central A/C and heat
- 2021 Built-ins in the Laundry Room for more storage and functionality
- 2021 Built-in drawers and shoe shelving in Primary Closets
- 2021 Additional clothing rods added in Primary closet for more hanging space
- 2021 Above toilet cabinets added in Primary bathroom
- 2021 Additional towel racks, hooks, light fixtures and shelving in Primary Bathroom
- 2021 Solid doors and extra deadbolt locks added to Primary bedroom
- 2021 All new fans
- 2021 All new toilets
- 2021 Pulls added to all cabinet drawers and doors in kitchen



- Amazing foyer entrance with high ceilings and gorgeous spiral staircase
- Architectural coffered ceilings in family room and study
- 2 story ceilings in formal dining room area
- Glass pendants over kitchen breakfast bar
- 2 separate closets in the Primary, and 1 is connected to the laundry room
- Tray ceiling in Primary bedroom
- Area Amenities include: Lake house, pool, fitness room, outdoor pavilion, event lawn, kayaking, 4 lakes, dog park, 65+ events throughout the year
- Easy access to Loop 336 and I45 and Woodlands
- Close to retail shopping, restaurants, grocery & medical facilities

