

Special Features & Updates

5 CRINKLEROOT COURT, THE WOODLANDS

Characteristics:

- ❖ Builder & Year Built: Jeff Paul Custom Homes / estimated completion April 2023
- ❖ Square Footage: 3913 sqft
- ❖ Bedrooms: 3 / 4
- ❖ Full baths: 4
- ❖ Half baths: 1
- ❖ # car garage: 2

Notable Features:

- ❖ New Jeff Paul Custom Home
- ❖ Estimated completion date April 2023
- ❖ Located in Village of Grogan's Mill on The Woodlands Country Club East, former Tournament Players Course
- ❖ Walking distance to The Woodlands Country Club and Resort, The Woodlands Waterway, Market Street, The Woodlands Mall, Lake Woodlands, Cynthia Woods Mitchell Pavilion, Hughes Landing
- ❖ Quick access to I-45
- ❖ Andersen Windows
- ❖ Wolf/SubZero appliance package
- ❖ Air-Conditioned Storage Room
- ❖ Balcony overlooking TPC #9 golf hole
- ❖ Paver driveway and front walk
- ❖ Stone faced fireplace in Study/BR #2
- ❖ Huge master closet
- ❖ Quartz and Quartzite countertops throughout
- ❖ Wrought iron front door and stair railing
- ❖ Upgraded HVAC
- ❖ Foam insulation
- ❖ Tankless water heater
- ❖ See complete Schedule of Specifications and Allowances for more detail of home's finishes