

SELLER'S UPGRADES

73 NORTH BAY BOULEVARD, THE WOODLANDS, TEXAS 77380

UPGRADED "CONTROL 4 SMART HOUSE SYSTEM" FOR SOUND AND LUTRON SYSTEM (LUTRON SYSTEM CONTROLS IN EACH ROOM TO HAVE REMOTE CAPABILITY)
PAINTED ENTIRE EXTERIOR & INTERIOR - TRIM AND WALLS
INSTALLED AND ADDED 6 NEW BLACK IRON GAS LAMPS ON PORCHES
DESIGNED AND INSTALLED CUSTOM FRONT DOOR & UPSTAIRS EXTERIOR PORCH DOOR
INSTALLED "DOORBIRD" MONITORED DOORBELL W/ CAMERA/SOUND-3 EXTERIOR CAMERAS & 3 INTERIOR CAMERAS
RE-FINISHED ALL HARDWOODS- UPSTAIRS AND DOWNSTAIRS
REPLACED FLOOR TILE IN MASTER BATH, POOL BATH AND STUDIO APARTMENT ENTRANCE
REPLACED ALL PLUMBING FIXTURES WITH NEW PLUMBING FIXTURES
ADDED TWO STAIRWELL ART NICHE MATCHING WAINSCOTING
WIDENED STAIRWELL OPENING FOR PIANO ROOM
LIVING ROOM - ADDED CUSTOM CABINETRY AND NEW GAS FIREPLACE
FOYER: EXPANDED ENTRY SO LIVING ROOM AND DINING ROOM HAVE SYMMETRICAL CASED OPENINGS, ADDED CUSTOM PANELING / WAINSCOTING
NEW LIGHT FIXTURES AND FANS THROUGHOUT
ALL CEILING CAN LIGHTS REPLACED WITH LED
KITCHEN PANTRY EXTENDED STORAGE WITH CABINET FRONTS
ADDED A "SERVING BAR" BETWEEN KITCHEN AND DINING ROOM - ICEMAKER, UNDERCOUNTER FRIG, WINE FRIG
2021 KITCHEN: ADDED 2 WOLF WARMING DRAWERS, 2 INSIDE CABINET RECYCLE BINS, BOSCH DISHWASHER, GRANITE COUNTERTOPS, PORCELAIN WHITE FARMHOUSE SINK
FAMILY ROOM: REPLACED FIREPLACE SURROUND WITH CHICAGO BRICK TREATMENT TO MATCH BRICK ACCENT WALL & DESIGNED AND BUILT CUSTOM CABINETRY / STORAGE
BEDROOMS UPSTAIRS: CABLE TV CONNECTIONS IN EACH ROOM
REPLACED AC/HEAT CONTROLS WITH ALL NEW SMART THERMOSTATS THROUGHOUT HOME
REFURBISHED OUTDOOR WOLF GRILL
REPLACED ALL OUTSIDE FAN FIXTURES
INSTALLED EXTERIOR FLOOD LIGHTS WITH LIGHT SENSOR OVER DRIVEWAY
PAINTED PERGOLA WHITE TO MATCH HOUSE
GARAGE: EPOXY COATED FLOORING, PAINTED CABINETS AND INSTALLED DOORS ON UPPER CABINETS
ADDED KEYPAD ENTRY TO STUDIO APARTMENT AND POOL BATH
STUDIO APARTMENT: ADDED FULL BATH AND KITCHEN, REPAINTED & ADDED CUSTOM KING-SIZE MURPHY BED
LAUNDRY: RE-DESIGNED CABINETRY
UPGRADED FRONT WALK LANDSCAPING, FLORAL POTS
REPLACED ALL SMOKE ALARMS IN THE HOUSE

SELLER'S HIGHLIGHTS

73 NORTH BAY BOULEVARD, THE WOODLANDS, TEXAS 77380

"LOCATION! WALKING DISTANCE TO WATERWAY,
HUGHES LANDING & MARKET STREET"

"EAST SHORE BEAUTY – LANDSCAPING - LAKES"

"REMODELED TO TRADITIONAL PERFECTION"

"FULL OF NATURAL LIGHT"

"PRIVATE POOL WITH SWIM JETS OR ENJOY THE
BACKYARD FIREPLACE LIVING AREA"

"WIDE PORCHES – GREAT FOR ENTERTAINING"

"HIGHER POINT IN EAST SHORE"

"LOW MAINTENANCE - EASY 'LOCK-N-GO'"

"MINIMAL YARD UPKEEP"

"FRONT ELEVATION - ARCHITECTURAL 'BEAUTY'"

"CLUBHOUSE HAS ORGANIZED COMMUNITY EVENTS –
PLUS THE GYM IS VERY CONVENIENT! ENJOY TAKING
GUESTS TO THE EXTRA-LARGE FIREPIT, TO SWIM LAPS
OR RELAX IN THE COVERED PATIO AREAS"

KEY FEATURES

73 NORTH BAY BOULEVARD, THE WOODLANDS, TEXAS 77380

1.	DOORBIRD DOORBELL WITH CAMERA WITH SOUND, 3 EXTERIOR CAMERAS & 3 PORTABLE INTERIOR CAMERAS
2.	REFINISHED HARDWOODS ENTIRE 1 ST & 2 ND FLOOR IN MAIN HOUSE
3.	CUSTOM FRONT & UPSTAIRS EXTERIOR PORCH DOORS
4.	2022 IRON GAS LANTERNS (6)
5.	CONTROL 4 HOME AUTOMATION / SMART HOME / ALL BEDROOMS WIRED / LUTRON LIGHTING SYSTEM - ALL LED & REMOTE CAPABILITY
6.	2021 STUDIO APARTMENT APPLIANCES – STAINLESS STEEL GE PROFILE DISHWASHER / 2 WARMING DRAWERS / HISENSE REFRIGERATOR / GE CONVECTION OVEN/MICROWAVE
7.	STAINLESS STEEL KITCHEN APPLIANCES – VIKING RANGE WITH DOUBLE OVEN & GRILL, MAYTAG MICROWAVE, SUB-ZERO REFRIGERATOR & 2021 BOSCH DISHWASHER
8.	2021 SERVING BAR – SCOTSMAN CUSTOM PANELED ICEMAKER, ZEPHYR WINE FRIDGE & UNDER COUNTER FRIDGE
9.	KEYPAD ACCESS TO STUDIO APARTMENT, GARAGE & OUTDOOR POOL BATH
10.	POOL HAS A SWIM JETS, FOUNTAIN WALL, CORNER SPRAYERS
11.	SUMMER KITCHEN WITH WOLF GRILL, SINK, UC REFRIGERATOR

CONROE ISD INFORMATION

73 NORTH BAY BOULEVARD, THE WOODLANDS, TEXAS 77380

Lamar Elementary:

1300 Many Pines
The Woodlands, TX

Wilkerson Intermediate:

12312 Sawmill Road
The Woodlands, TX

Knox Junior High School:

12104 Sawmill Road
The Woodlands, TX

The Woodlands College Park High School:

3701 College Park Drive
The Woodlands, TX