

# Special Features & Updates

---

*58 WATERFORD BEND, THE WOODLANDS*

## Characteristics:

- ❖ Year Built: 1993
- ❖ Square Footage: 4462 SF
- ❖ Bedrooms: 3
- ❖ Full baths: 4
- ❖ Half baths: 1
- ❖ # car garage: 3

## Notable Features:

- ❖ Wonderful small neighborhood, very connected with emails and alerts
- ❖ View from front yard cul-de-sac
- ❖ View from backyard golf course
- ❖ Tall ceilings
- ❖ Arched hallways and at front and back door
- ❖ Nice open concept
- ❖ Amazingly large windows
- ❖ Pretty woodwork
- ❖ Paneled study and media room upstairs
- ❖ 2 fire places
- ❖ Perfect house for empty nesters or a new family
- ❖ Great location, easily accessible to all major roads
- ❖ Interior and exterior freshly painted