

Is this the home you've been looking for?

If you have a "I could live here" feeling, it's time to make it yours.



Get to know WOODTRACE:

- * Easy access to 249 and 99
- * Close to Woodlands
- * Recreation Center w/Pool & Clubhouse
- * 5 miles wooded greenbelt w/ Walking trails
- * Spring fed Lake Woodtrace with launch and fishing dock
- * Themed Playground
- * Top rated School District

Located in one of the hottest areas of the Houston Area, per HAR, 12/2022, this Woodtrace 5BR/4BA home welcomes you with a home office on the right as your walk in. Before walking into the open concept living/kitchen/breakfast areas, you pass a light and bright dining room. A butler's pantry and walk-in pantry connect the DR & Kitchen. The primary bedroom and bathroom are on the first floor with amazing views of the nicely landscaped backyard with "spool", small pool/spa and wooded private area that will not be developed. BR 2 with full bath is also on the first floor. Upstairs are a gameroom, media room, 3 nice sized bedrooms and 2 full baths. This recently built home includes all appliances and window treatments, fully landscaped front and back yard.





BENEFITS of NOT purchasing New Construction:
 Landscaping - \$25K+
 Spool/Deck - \$60+
 Custom Drapes - \$15K
 Wood Blinds - \$10K
 Garage Floor Epoxy - \$5K
 Builder Upgrades - \$60K

Key Features:
 Media Room
 Wood Floors
 Kitchen Cabinets
 Wrought Iron Spindles
 Oversized Garage with shelving and work bench
 Deck Stain
 Quite street and private back yard with reserve views

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**710 Majestic Shores Lane
 Woodtrace**

5 BD 4 BA 3820 SF \$625,000

Reach out for more information or to schedule a private showing today.

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Julia Harmon

REALTOR®
 M: 832.331.8737
 julia.harmon@compass.com



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