

# Special Features & Updates

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*54 PALMER WOODS DR., THE WOODLANDS, TX 77381*

## Characteristics:

- ❖ Builder & Year Built: Bill Hughes - 1996
- ❖ Square Footage: 7,960 sqft
- ❖ Bedrooms: 5
- ❖ Full baths: 5
- ❖ Half baths: 3
- ❖ # car garage: 5 – Oversized
- ❖ Attached Casita 1 bedroom, 1 bath with full kitchen

## Features & Updates:

- ❖ Located on nearly an acre, overlooking the Palmer Golf Course
- ❖ Viking Kitchen Appliances
- ❖ Bosch Dishwasher
- ❖ All Brick Exterior with Impeccable Landscaping enhanced with lighting
- ❖ Resort Style Backyard featuring a 16ft by 28ft covered outdoor kitchen with gas grill, bar, refrigerator, dining area, remote controlled gas fireplace and lounge area
- ❖ Addition of 10ft by 10 ft office (could be 6<sup>th</sup> bedroom) with dormer and closet, hardwood flooring and Texas basement
- ❖ Generac Generator
- ❖ Wireless access system to provide whole house wireless internet access, including outside kitchen
- ❖ Upgraded security alarm system
- ❖ Window tint on all front windows
- ❖ Plantation shutters
- ❖ Custom trim work
- ❖ Custom draperies and rods
- ❖ New carpet and paint in primary bedroom
- ❖ New carpet in upstairs bedroom with balcony
- ❖ Attached casita has its own entrance and full kitchen, dining and living areas, bedroom and full bath
- ❖ Frameless shower doors in primary bedroom and Casita
- ❖ Custom Pool with Waterslide
- ❖ Landscape lighting
- ❖ Mosquito Misting System
- ❖ Golf cart garage
- ❖ Close proximity to I-45