

Special Features & Updates

9 S BROKENFERN DR., THE WOODLANDS, TX 77380

Characteristics:

- ❖ **Builder & Year Built: 1984**
- ❖ **Square Footage: 5,167 ft²**
- ❖ **Bedrooms: 5**
- ❖ **Full baths: 5**
- ❖ **Half baths: 0**
- ❖ **# car garage: 3**

Features & Updates:

- ❖ **Grand Entry**
- ❖ **High ceilings**
- ❖ **Custom kitchen**
- ❖ **Master suite with fireplace**
- ❖ **Built-ins in master**
- ❖ **Traditional southern feel throughout – character, beams, crown molding**
- ❖ **European hardwoods throughout**
- ❖ **Built in kitchen banquette**
- ❖ **Pot filler**
- ❖ **Subzero fridge**
- ❖ **Wolf range**
- ❖ **Walk-in pantry**
- ❖ **Wet bar with sink & refrigerator drawers**
- ❖ **Extra-large fireplace – wood burning in living room with grand mantle**
- ❖ **Wrought iron railings**
- ❖ **Media room with built-ins**
- ❖ **Full apartment suite above garage with mini kitchen including sink & fridge**
- ❖ **Walk-in attic storage**
- ❖ **New hardwood floors throughout**
- ❖ **Added gutters around whole house**
- ❖ **New powder bath**
- ❖ **Updates to all three bathrooms upstairs**
- ❖ **All new toilets in house**
- ❖ **Painted all walls, trim, and doors**
- ❖ **New light fixtures**
- ❖ **Brand New carpet**
- ❖ **Fresh paint in apartment**
- ❖ **Deep cleaned HVAC system with 3-year warranty**

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- ❖ Replaced all main lines in house for HVAC
- ❖ Resurfaced kitchen cabinets
- ❖ Added all new hardware throughout kitchen and laundry rooms
- ❖ Top-down bottom-up brand blinds throughout
- ❖ Completely new Well House sewer system with lifetime warranty
- ❖ New alarm system throughout
- ❖ New pool motor
- ❖ New salt cell for pool
- ❖ New plumbing in right and left wing of house
- ❖ New master closet
- ❖ New master built-in
- ❖ New garage door opener
- ❖ New motor in outside gate
- ❖ New whole house Electrical Panel
- ❖ New custom doors for office, belt wall, and doors for media room
- ❖ Installed LED lighting throughout downstairs
- ❖ Added storage and shelving underneath the stairs
- ❖ rebuilt upstairs closet to add storage, brand,
- ❖ New chimney caps and toppers
- ❖ A custom-built kitchen banquette
- ❖ Replaced evaporator coil in main AC with warranty
- ❖ Replaced kitchen faucet, pot filler and garbage disposal
- ❖ New Remote-Controlled Ceiling throughout