

# SELLER'S UPGRADES

190 GOLDEN SHADOW CIRCLE, THE WOODLANDS, TEXAS 77381

<b>UPGRADE</b>	<b>YEAR</b>
COMPLETE INTERIOR PAINT	2023
CARPET	2023
PRIMARY BATH REMODEL	2023
UPDATED ALL CAN LIGHTS TO LED	2023
POOL RESURFACED & POOL HEATER	2022
TWO RING DOORBELLS AND RING CAMERA	2020
ECOBEE THERMOSTATS	2020
REPLACED ALL WINDOWS IN LIVING & DEN	2020
ADDED COFFEE KITCHEN FLOATING SHELVES	2020
KITCHEN REMODEL – REMOVED DIVIDER WALL, ADDED GLASS LIT CABINET AND UNDER CABINET LIGHTING, TILE FLOORING, ALL NEW CUSTOM CABINETS, PAINT, CROWN MOLDING, QUARTZ COUNTERS, FARM SINK, PULL OUT DRAWERS	2019
REPLACED TWO WATER HEATERS	2018
REPLACED UPSTAIRS HVAC	2018
UPDATED DEN FIREPLACE	2017
NEW ROOF	2016
REPLACED DOWNSTAIRS HVAC	2014

ALL INFORMATION PROVIDED BY SELLER  
AS A COURTESY FOR ANY POTENTIAL BUYER  
AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

# SELLER'S HIGHLIGHTS

190 GOLDEN SHADOW CIRCLE, THE WOODLANDS, TEXAS 77381

"OUR FAMILY HAS LOVED HOSTING GROUPS IN OUR BACKYARD. THE POOL, HOT TUB, LARGE YARD, BBQ, FIREPITS, PATIO...LOTS OF SPACE TO PLAY AND HAVE FUN."

"MATT POWERS TRANSFORMED OUR KITCHEN – WALLS WERE REMOVED AND REBUILT AND THE LARGE ISLAND HAS MADE THIS SPACE WONDERFUL AND OPEN."

"THE COFFEE KITCHEN OR WET BAR EXPANDED OUR KITCHEN IN A FUN WAY WITH AN ADDITIONAL MINI REFRIGERATOR, STORAGE, SINK AND SERVING COUNTER."

"THE NEW SEALED FIREPLACE ADDS AMBIANCE AND WARMTH TO OUR FAMILY ROOM/DEN."

"THE GAME ROOM OVER THE GARAGE HAS A PERFECT LOCATION SO NOISE WAS AWAY AND NOT ABOVE ANY DOWNSTAIRS LIVING AREA."

"THE SIZE OF OUR LOT ALLOWED US TO HAVE A PUTTING GREEN, A TRAMPOLINE AND STILL HAVE SO MUCH MORE YARD LEFT TO PLAY IN!"

# FEATURES

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1.	FULLY REBUILT / ENGINEERED REMODELED KITCHEN
2.	REMODELED GORGEOUS PRIMARY BATH
3.	COFFEE KITCHEN / WET BAR WITH FLOATING SHELVES AND MINI REFRIGERATOR
4.	CEDAR CLOSET WITH HIDDEN SAFE CLOSET
5.	110" DROP DOWN SCREEN IN LIVING ROOM
6.	PERGOLA: BUILT-IN BBQ, 2 GAS FIRE PITS, FANS, 2 BOSE SPEAKERS BY POOL
7.	ACCESS FROM PRIMARY BEDROOM TO POOL/BACKYARD
8.	3-CAR OVERSIZED GARAGE W/ CLOSET FOR HOLIDAY DÉCOR AND LARGE WORKBENCH
9.	EXTENSIVE LANDSCAPE LIGHTING
10.	BUILT-IN SAFE AND PACKING ISLAND IN PRIMARY CLOSET
11.	POOL WITH WATERFALL AND SPA
12.	SMART HOME – ECOBEE THERMOSTATS AND TWO RING DOORBELLS AND CAMERA
13.	GAME ROOM OVER GARAGE W/ FULL BATH – NOT OVER LIVING

# CONROE ISD INFORMATION

190 GOLDEN SHADOW CIRCLE, THE WOODLANDS, TEXAS 77381

## David Elementary:

5301 Shadowbend Place  
The Woodlands, TX

## Collins Intermediate:

6020 Shadowbend Place  
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