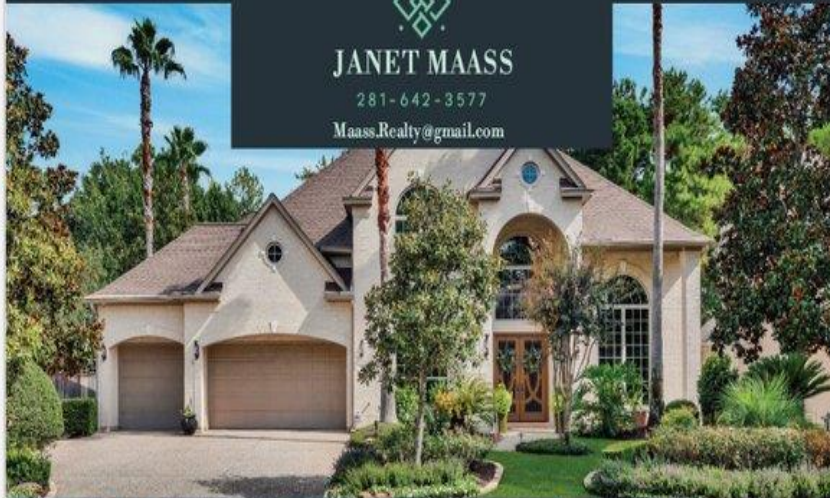




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*30 West Old Sterling
The Woodlands, Texas 77382*

Your Tropical Paradise awaits..... This immaculate, exceptionally maintained Meadowlark Custom Home, located in the desirable Old Sterling Village, features special finishes and many added amenities including:

- ~ 4 Bedrooms (3 en suite up) ~ 4 Full and (2) 1/2 baths ~ Formal Living Room
- ~ Formal Dining Room ~ Butler's Pantry ~ Family Room ~ Large Chef Kitchen
- ~ Large Walk-in Pantry ~ Game / Media Room ~ Study ~ Custom paint
- ~ Shutters / Drapes ~ Built-ins galore ~ Incredible walk-in attic/storage rooms
- ~ Private outdoor living area with no rear neighbors ~ Covered cabana area with fountain
- ~ Summer Kitchen ~ Freestanding exterior wood burning fireplace
- ~ Timeless pool and spa ~ Luscious landscaping

SPECIAL FEATURES, UPDATES & INCLUSIONS

30 WEST OLD STERLING, THE WOODLANDS, TEXAS 77382

\$1,235,000

- Meadowlark Custom Homes, built in 2003
- Resort living - 1 owner – move in ready
- Square Footage - 4,476 square feet
- Bedrooms – 4
- Bathrooms – 4 Full & 2 ½ baths
- Home Office / Study downstairs
- HVAC # of units – 3 Units – 2 down / 1 up – downstairs unit replaced 2018 – 1 unit up and 1 unit downstairs replaced evaporator coils and condensing units
- Hot Water Heater – Tankless replaced 2021
- Roof – Replaced 2020 Monarch Roofing
- Pool / Spa – Installed 2003 Custom Pool Concepts – Pool and spa heaters work – Coping replaced 2018 / Texas Pools – Pool equipment motherboard and all motors replaced 2022 / Sparkling Swim Systems
- Termites – no termites or treatments
- Foundation – no issues
- Gutters – all sides of the home – no issues
- Avg Monthly Utility Costs – Electric \$393.16 – Gas \$81.07 – Water \$154.70
- Immaculate condition and well maintained inside and out
- Open floor plan superb for entertaining
- Stunning window filled view to private back yard with spacious easement
- Fireplaces inside and out
- Built-In shelves & drawers in bedroom closets
- Dining and living room hardwood and marble floors
- Office and master bedroom hardwoods (additional wood stored in climate-controlled area)
- LED lighting
- Whole house surge protectors
- Electric switch dimmers throughout the house
- Gourmet Kitchen w/ granite countertops and island
- Under and above cabinet lighting
- Stainless appliances
- Gas stove top, electric double ovens and microwave
- Spacious laundry room with W/D (electric), second refrigerator, built in Ironing board

- Choice Home warranty (3 year-expires 12-09-2023)
- Nest thermostats
- Office and butler's pantry in cabinet lighting
- Professionally landscaped and maintained
- Sprinkler system (front and back) includes auto rain sensor
- Excellent school district (Coulson Tough Elementary and TWHS)
- Convenient to shopping and The Woodlands Country Club
- Custom window treatments throughout (plantation shutters, wood blinds, drapes)
- 3 car garage with custom floor coating, cabinetry and auto openers
- Security alarm system
- Custom built-in style television in family room (with AV surround sound equipment)
- Wall mounted MBR TV, master bath built-in style TV, kitchen desk mounted TV (used for security cameras), upstairs left wall-mounted BR TV
- Wired for surround sound in family room, media room and poolside audio
- Exterior programmed home lighting and landscape lighting (front and backyard)
- Mosquito misting system in back yard
- Outdoor kitchen with granite countertops and bar, built in gas grill, sink, fireplace, cabana, and adjacent water feature
- Pool with water features, spa and cleaner
- Custom coated pool deck
- Home safe
- 2 Cedar lined walk in master closets with built ins
- Central vacuum
- Beautifully marble faux painted columns in entry
- MBR recessed rope lighting
- Master bath double sinks and jacuzzi tub
- Family room, office, media room built-ins
- 3 spacious attic decked storage areas
- Upstairs balcony with custom coating
- Window tinting - laundry room, left bedroom, guest room, above front door
- Hinkley front of home lighting fixtures
- Ceiling fans in all bedrooms, living, family and exterior
- French drains in backyard
- Private large green space easement in rear of property
- No below temperature or tropical storm damage ever incurred
- Records of scheduled maintenance, service providers and appliance manuals

INCLUSIONS:

- Custom window treatments throughout (plantation shutters, wood blinds, drapes)
- Custom built-in style television in family room (with stereo AV surround sound equipment)
- Large leather framed mirror and iron piece above the fireplace.
- Wall mounted MBR TV, master bath built-in style TV, kitchen desk mounted TV (used for security cameras), upstairs left wall-mounted BR TV
- Wired for surround sound in family room, media room and poolside audio
- Home safe
- Up left bedroom - custom wall shelving “cubes”, headboard and bed remain
- 4 Security cameras
- Remote garage door opener equipment
- Pool cleaning equipment
- Oversized white deck storage box
- Outdoor Grill
- Kitchen refrigerator
- Laundry room refrigerator
- Laundry Room washer & dryer
- Shades by the grill & cabana
- Cabana adjacent ball water feature
- Front and backyard pots, Indonesian limestone pedestal, set of 3 blue torches
- Pool umbrella
- American flag and garage exterior mount
- Double front doors’ seasonal exquisite wreaths
- 9 ft. pre-lit Christmas tree
- Exterior Christmas lights
- Home Depot buckets to use to cover plants when cold and/or lighting, mosquito misters and sprinklers when trimming trees

Note: Some interior and exterior furnishings may be available upon request