

## **Special Features 38 N. Goldenvine Circle, The Woodlands, Texas 77382**

*4 bedroom, 3.5 bath two story home in Goldenvine in The Woodlands Village of Alden Bridge*

*Private fenced backyard*

*Greenbelt lot*

*Three car tandem attached garage with 2 automatic garage door openers and garage service door to backyard*

*Location provides easy access to Branch Crossing Drive and Woodlands Parkway while epitomizing the tranquility of The Woodlands*

*Walk to neighborhood parks and pools*

*Enjoy all the special amenities of The Woodlands including over 200 miles of bike trails*

*Highly acclaimed schools in The Conroe Independent School District including Buckalew Elementary, Mitchell Intermediate, McCullough Jr. High and The Woodlands High School*

### **RECENT UPDATES AND IMPROVEMENTS**

HVAC: July 2020. Both units AC and Furnace replaced.

Roof: April 2018

Primary bathroom remodel: October 2022 includes quartz countertop, separate soaking tub with deluxe fixtures

Both upstairs full baths remodel: October 2022 includes replaced vanities and tile showers

Fence: July 2021

Kitchen and living room lights fixtures (fan): March 2022

House interior paint: March 2022

### **KITCHEN**

- Island kitchen.
- Granite countertops
- Jennaire appliances including double ovens (one is convection)
- Stainless steel refrigerator stays

### **ADDITIONAL INTERIOR FEATURES**

- Plantation shutters throughout downstairs and upstairs
- Spacious gameroom
- Study or living room
- Hardwood floors including stairs
- Wrought iron staircase

### **EXTERIOR FEATURES**

- Beautifully manicured front yard
- Automatic lawn sprinkler system
- Pool with spa (not heated)
- Large covered patio

