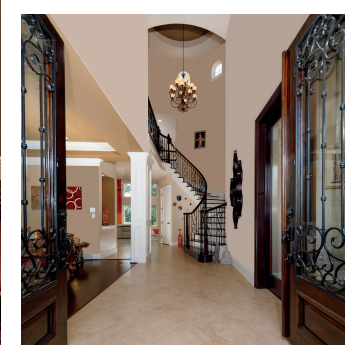
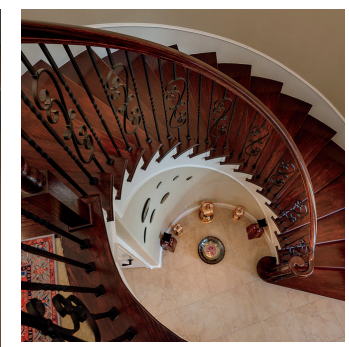


39 W LOFTWOOD CIRCLE
FEATURES & UPGRADES



THE MIKE SEDER GROUP
REAL ESTATE



MIKESEDER.COM | 281-602-8823

THE MIKE SEDER GROUP
REAL ESTATE

EXTERIOR

- North-facing golf course lot with mature trees and wonderful immaculate landscaping
- Custom Partners in Building home built in 2012 (5,079 sq. ft plus additional square footage in the bonus room)
- 2022 updated landscape and landscape lighting in the back and front yards
- Interior & Exterior of Home Painted in 2021 Sherwin Williams paint
- 2021 new level 4 hazard protection roof
- Beautiful heated pool & spa, with an infinity edge & water features
- Pentair pool equipment
- Pergola
- Outdoor furniture matching the design of the home
- 2021 added Leaf Guard® Gutters
- Beautiful stone paved driveway
- Balcony and sitting area off of game room
- Side car garage fully finished with epoxy, wood, and closets, 1 car garage can be used as an additional office, study, or dance room
- Plantation shutters throughout including shutters in the garage
- Quiet street easy to play for kids
- Decorative outdoor light fixtures
- Summer kitchen with full grill, cooktop, and refrigerator
- 3-story turret
- True green lawn, tree & shrub protection added 2023
- Mosquito shield added in 2023

INTERIOR

- High-end Sherwin Williams paint, accents throughout on ceilings, artistic designs, etc.
- Office with custom built-ins and desk
- Dining with tray ceiling, custom paint, lighting, and wood floors
- Wood, travertine, and upgraded carpet
- Plantation shutters
- Upgraded Jenn Air appliances and built-ins with upgraded custom closets in the kitchen
- Full house annual appliance check-ups/tune-ups including AC tune-ups, well maintained and paid for in 2023
- Wine/bar area near the kitchen
- Large extended open living room/family room with upgraded built-ins and decor
- Main entry spiral designer staircase in wood
- Built-ins throughout the house
- Sonos throughout and outside
- Smart home electronics with cabinet media room and cabinets in the living room and media room
- Media room high-end speakers and 3D projector and electronics with high-end leather furniture, smart lighting programmable from remotes including electronics and projector in the media room
- Living room high-end speaker and electronics
- Media room furniture and top end electronics stay
- Large game room with cathedral ceiling
- Large attic area for storage
- Whole Home Central Vacuum

BEDROOMS & BATHROOMS

- Upgraded and extended master with sitting room and luxury bath with rain shower, wooden floors, door to the outside deck, pool, and covered patio
- Upgraded and extended guest room with sitting room and upgraded bath, accessible to pool and deck with walk-in closet
- Large bedrooms with sitting area and with one with built in, large game room and large balcony, summer kitchen, upgraded master bath with mosaic, family room has built ins and fireplace
- Extended bedroom upstairs with study area
- Plentiful built-in dressers, etc. in each bedroom

- All bathrooms have mosaic tiles and upgrades throughout and designed with stand-in and shower benches
- Showers with leg faucets as well
- Upgraded custom tiles, floors, lighting, built-ins, cabinets, etc.
- Upgraded laundry with closets
- Secondary back staircase from kitchen to the upstairs game room and media room with cathedral ceilings
- New 2022 upgraded toilets, Kohler, throughout
- Built-in study in one bedroom and PC nook upstairs near game room

