

86 N. Floral Leaf Circle

The Woodlands, TX 77381

- 2nd Floor HVAC system replaced 2020
 - Replaced return air duct
 - High efficiency
- 1st Floor HVAC system replaced 2021, includes UV purification system
 - Added return air duct and intake
 - High efficiency
- Roof replaced 2016 with 30 year shingles
- 1st Floor High efficiency water heater installed 2022
- 2nd Floor remodeled 2020
 - New cabinets
 - New trim
 - New carpet
 - New tile
 - Stone tops
 - Plumbing fixtures
 - New toilets
 - New bathtub (Jack and Jill only)
- New Low-E rear door 2022
- Front door replaced 2018 (Solid mahogany)
- Cedar fence replaced 2019 (complete with news posts and rails)
- Stainless steel appliance package
 - KitchenAid microwave/convection wall oven combo replaced 2020
 - KitchenAid dishwasher
 - KitchenAid Warming Drawer
 - KitchenAid electric cook top
- Smart Home Devices include:
 - Orbit sprinkler controller – 2020
 - Ring doorbell
 - Ring Driveway light and camera
 - Nest thermostats on both HVAC systems
- Garage amenities include:
 - Oversized garage
 - 15' Workbench with shelves
 - LED lighting
 - 18' Pegboard
 - New insulated steel door with deadbolt
 - Replaced garage door with Keypad entry

- Interior painted 2023
- Exterior painted 2022
- All paint is high-end Sherwin Williams paint
- Entrance floor polished and sealed
- Kitchen floor professionally cleaned and grout sealed
- LED lighting throughout, including recessed lighting.
- Attic ladder replaced
- Decking in Walk-In attic
- 2 shelving systems in Walk-In attic