**SELLER’S UPGRADES**

15 dorset square, the woodlands, texas 77381

|  |  |  |
| --- | --- | --- |
| **UPGRADE** | **YEAR** | **COST** |
| led lighting throughout | 2023 | $1,400 |
| hvac | coils & condenser | 2023 & 2012 |  |
| interior repainted | 2020 | $35,000 |
| refinished exterior stucco  | est. 2019 |  |
| built-in rcs stainless steel grill | 2017 | $7,500 |
| hvac | new units | 2017 & 2010 |  |
| mosquito misting system | 2017 |  |
| backyard patio expanded, fireplace & fountain area | 2010 | $41,000 |
| fountain | 2010 | $15,000 |
| fans for backyard patio | 2010 | $5,000 |
| exterior landscape & fountain lighting | 2010 |  |

all numbers are provided by seller

as a courtesy for any potential buyer

and not verified by laura powers property group.

**SELLER’S HIGHLIGHTS**

15 dorset square, the woodlands, texas 77381

“close location to market street, restaurants & shopping with quick access to I-45”

“private gated community with minimal traffic”

“access to dock at lake”

“our back patio is an outdoor haven all year long. plenty of fans for summer months and fireplace for fall evenings”

“fountain brought in from california creates a soothing atmosphere in the backyard”

“upgraded kitchen appliances for those who enjoy cooking. outside grill area as well”

“open nature of kitchen allows for easy entertaining with living area and outside patio access”

“street front location shows the true beauty of the exterior of the home & additional privacy”

“patio area is tucked into the preserve area for privacy”

 “mosquito misting system”

**FEATURES**

15 dorset square, the woodlands, texas 77381

|  |  |
| --- | --- |
| 1. | upgraded light fixtures throughout |
| 2. | large number of windows allowing for natural light throughout the house |
| 3. | custom exquisite designer window coverings & roller shades with alternating light panels  |
| 4.  | 3 fireplaces |
| 5. | mosquito mist system |
| 6. | exterior gas lighting fixtures |
| 7. | north/south exposure |
| 8. | tray ceiling details in primary bedroom |
| 9. | upgraded primary bath shower features, lighting & two-sided fireplace |
| 10. | lighted mirrors & large jacuzzi tub in primary bath |
| 11. | balcony patio off primary bedroom |
| 12. | all secondary bedrooms are ensuite with extensive walk-in closets  |
| 13. | dome ceiling and lighting in front entry hall |
| 14. | private office area with access to back patio  |
| 15. | marble tiled fireplace in living room |
| 16. | stainless steel appliances in kitchen | bosch dishwasher, kitchen aid ice maker & refrigerator, maytag microwave, viking 6-burner range with double ovens & grill and additional viking double ovens |
| 17. | wine bar / butler’s pantry area with two-zone wine refrigerator & serving counter  |
| 18. | third floor flex space – 4th bedroom, playroom, game room, second office, etc.  |
| 19. | large covered back patio space with fireplace, five fans, tile, herb garden fountain, outside grilling & dining areas  |
| 20. | air conditioned & heated two-car garage  |

**CONROE ISD INFORMATION**

15 dorset square, the woodlands, texas 77381

Sally Ride Elementary:

4920 W Panther Creek

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