

SELLER'S UPGRADES

14 PLEASURE COVE DRIVE, THE WOODLANDS, TEXAS 77381

UPGRADE	YEAR	COST
CARPET	2024	\$4,000
LANDSCAPING	2024	\$3,000
UPSTAIRS HVAC	2023	\$7,000
PAINT	2023	\$2,000
UPSTAIRS FURNACE	2022	\$2,600
FULL RENOVATION OF FIRST FLOOR	2021	EST \$200,000

ALL NUMBERS ARE PROVIDED BY SELLER
AS A COURTESY FOR ANY POTENTIAL BUYER
AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

SELLER'S HIGHLIGHTS

14 PLEASURE COVE DRIVE, THE WOODLANDS, TEXAS 77381

"OPEN CONCEPT FLOOR PLAN WITH TWO MAIN BEDROOMS
DOWNSTAIRS"

"LAKE VIEW FROM THE FRONT OF THE HOUSE AND CERTAIN
UPSTAIRS BEDROOMS"

"ONE OF THE MOST IDEAL LOTS IN THE COVE WITH A PERFECT
FENG-SHUI DIRECTION THAT ALSO MAXIMIZES THE NATURAL
LIGHT DURING THE DAY"

"GREAT NEIGHBORS ON EVERY SIDE, EVERYONE IS FRIENDLY
AND HELPFUL"

"LOVELY BACKYARD POOL AND A LOT OF EXTRA SPACE TO
ADD PLANTS AND TREES FOR MORE PRIVACY"

"GREAT INSULATION TO KEEP THE HOUSE WARM IN THE
WINTER AND COOL IN THE SUMMER"

"CLOSE TO HIGHWAY I-45"

"CLOSE TO MANY NATURAL PRESERVES, TRAILS, MARKET
STREET, HUGHES LANDING, WATERWAY, AND MORE"

"GREAT SCHOOL ZONE FROM K TO HIGH SCHOOL"

"ONE MINUTE WALK TO ACCESS THE WATER FROM
THE COVE PARK"

FEATURES

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1.	PRIMARY PLUS SECOND BEDROOM ON MAIN LEVEL.
2.	4 BEDROOMS UP PLUS EXPANSIVE GAME ROOM.
3.	FULLY RENOVATED KITCHEN – FURNITURE-LIKE DISPLAY CABINET, QUARTZ COUNTERS, COMMERCIAL GRADE Z-LINE OVENS & MICROWAVE, POT FILLER, BUILT-IN SAMSUNG REFRIGERATOR, STAINLESS APRON SINK, NEWAIR WINE REFRIGERATOR, 2 BUILT-IN LARGE APPLIANCE CABINETS & PANTRIES.
4.	PRIMARY SUITE WITH SITTING ROOM
5.	FULLY RENOVATED PRIMARY ENSUITE BATH – LARGE WALK-IN SHOWER, SPRAYERS, RAIN CAN, STAND-ALONE TUB & AMAZING CUSTOM CLOSET SYSTEM.
6.	SECOND DOWNSTAIRS BEDROOM HAS PRIVATE ENTRANCE / POOL BATH.
7.	LARGE PRIVATE HOME OFFICE
8.	POOL AND SPA WITH WATERFALL FEATURES
9.	ENGINEERED WOOD FLOORING
10.	LARGE LAUNDRY WITH FOLDING SPACE, BUILT-IN IRONING BOARD AND SPACE FOR 2ND REFRIGERATOR
11.	CIRCLE DRIVEWAY
12.	2 CAR GARAGE WITH WORKBENCH & BUILT-IN CABINETS
13.	ADJACENT TO LAKE WOODLANDS

CONROE ISD INFORMATION

14 PLEASURE COVE DRIVE, 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:

12104 Sawmill Road
The Woodlands, TX

The Woodlands College Park High:

3701 College Park Drive
The Woodlands, TX