



AMENITY LIST

-35 W BRACEBRIDGE CIR, THE WOODLAS TX 77382-

- Brand new 30-year architectural asphalt shingle
- 1 new AC unit, new furnace, 2 newer AC units
- Sterling Classic custom home.
- Brand new garage door opener
- Epoxy garage floor.
- Patterned concrete circular drive.
- Spa like back yard paradise.
- Pool/spa and tranquil waterfall.
- Slate and pea gravel surface in back yard.
- Extensive landscaping including stone retaining walls.
- Leaded glass double entry doors at front.
- Hard coat stucco exterior.
- Custom plantation shutters throughout.
- Elegant wood risers on formal front entry stairs.
- Custom wrought iron railings at stairs and landing.
- Crown molding and interesting architectural columns and arches throughout.
- Back stairs off the kitchen and family room.
- Large primary suite with sitting area on main level.
- Coffee bar as you enter primary bath.
- Walk in shower, jetted tub, dual sinks, vanity and his and her closets are just a few amenities the primary bath has to offer.
- Neutral paint throughout.
- Walls of windows bring an abundance of natural light to this home.
- Formal living room with views of the tranquil back yard.
- Secondary en-suite master on the main level.
- Cathedral ceilings throughout.
- Chandeliers with custom medallions in formal areas.
- Bar area perfect for entertaining and catered events.
- Open family/kitchen/breakfast area.
- Custom wood beams adorn the ceilings throughout.
- Two planning/homework stations, one up, one down.
- Large breakfast bar in kitchen offers additional seating.
- Built in stainless fridge and appliance package.
- Handsome paneled study offers built ins, and additional seating areas.
- Large utility room with plenty of cabinets, sink and counter space.



Ari Lopez
Listing Agent

 **Phone**
832-392-8182

 **Email**
ar@topnotchrealestatetx.com

 **Address**
One Riverway, suite 100, Houston TX 77056