

Updates

103 North Cochrans Green Circle
The Woodlands, Texas 77381

The following updates have been made recently:

- HVAC unit with UV sanitizer (2022)
- Water Heater (2022)
- Pool heater replaced (2022)
- Pool completely resurfaced with pebble
- Fresh paint throughout interior including cabinetry
- New carpet
- Luxury 4-inch baseboards added throughout
- Recessed lighting installed in kitchen, living and primary bedroom & updated lighting fixtures
- Ceiling fans replaced in bedrooms, living area, and loft
- EV charger installed in garage
- Installed outlet for outdoor TV
- Replaced door knobs throughout

Features

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Nestled within the prestigious Woodlands neighborhood of Cochrans Green, known for its elegance and community charm.

Charming Front Porch and Curb Appeal: Perfect for welcoming guests and enjoying serene moments overlooking the beautifully landscaped yard and mature trees.

Private Backyard Oasis: Features a luxurious pool and spa, ideal for entertaining family and friends in a resort-like setting.

Grand Entrance: Boasts a stunning staircase, setting the tone for elegance upon entry.

Inviting Layout: Includes an office conveniently located downstairs, an open kitchen seamlessly connected to the living room, and two primary suites with en-suite bathrooms for ultimate comfort and privacy.

Elegant First-Floor Primary Suite:

- Spacious walk-in shower with premium finishes
- Double vanities with ample storage
- Generously sized closet

Gourmet Kitchen:

- Stunning marble countertops
- Sleek, contemporary backsplash tile
- Pristine white cabinetry
- High-end gas range and stainless steel appliances
- Modern, updated lighting
- Breakfast bar with seating for four, perfect for casual dining and entertaining
- Ample storage

Upstairs Retreat:

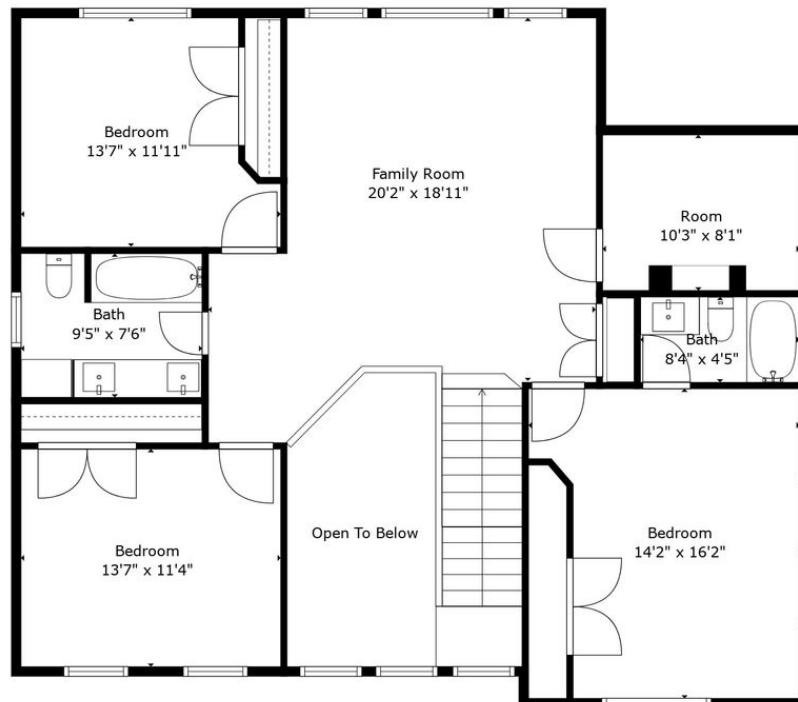
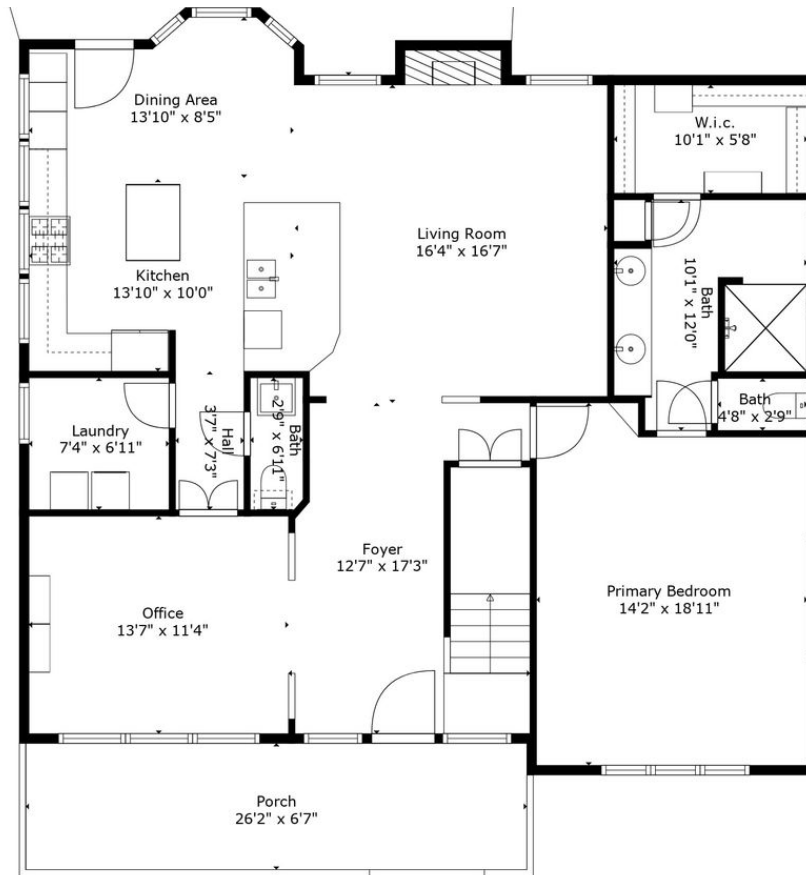
- Central game room, perfect for entertainment and relaxation
- Three generously sized bedrooms, including a junior suite with a private en-suite bathroom
- Expansive walk-in attic storage area for convenience

Expansive Windows: Ensure abundant natural light, enhancing the home's airy and inviting atmosphere.

Detached 2-Car Garage: Includes a state-of-the-art EV charger for electric vehicles.

Floorplan

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We've asked the sellers a few questions to get to know their community...

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How would you describe the area, and what it's like living here?

The area is amazing with 2 top-rated schools within walking distance (Elementary and High school). The community is very outdoors with easy access to walking trails and a park just down the street. It's safe and the neighbors are active. They have events throughout the holidays. One neighbor dresses up as Santa every year and meets with the kids. Everyone is out together for Halloween and there's a side street that's lit up and incredible during Christmas time!

What has been your favorite thing about this community?

Being close to schools and ability to participate in outdoor activities!

What are your favorite places to eat, shop, visit in the neighborhood?

We love all of the parks nearby. The walking paths are great for family outings. The Kitchen just down the road is a little nicer. Crust pizza and Chick-fil-A are the neighborhood quick options. There are 4 grocery stores within 5 miles of the house including the beloved HEB. Quick access to the waterway and everything you need!

What else can you share with future buyers?

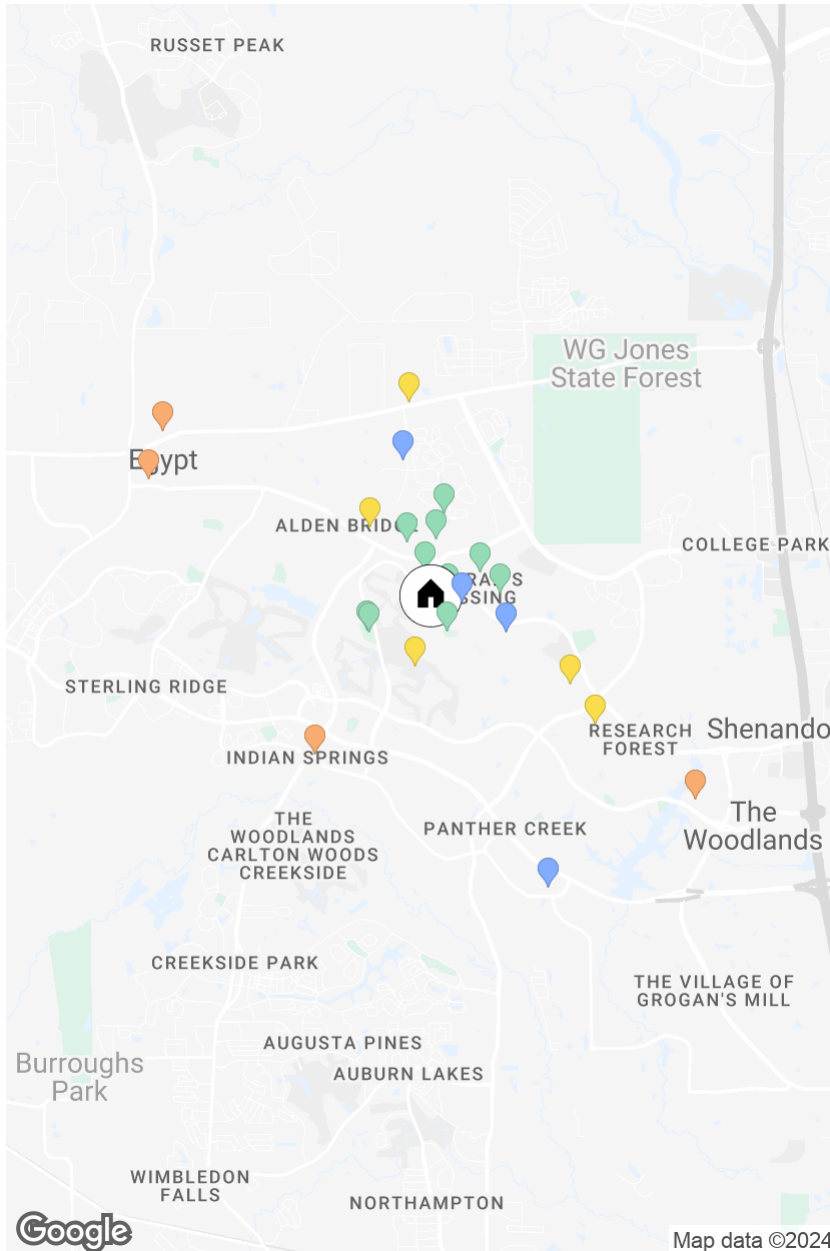
The home has been updated within the last two years! You can get anywhere in The Woodlands within 12 minutes since we are in the Heart of the Woodlands which makes it the perfect location. We will certainly miss it!!

11/21/20

103 North Cochrans Green Circle

Cochran's Crossing

4 BD 3.5 BA 2731 SF



SCHOOLS

- Powell Elementary School, 0.31mi
- The Woodlands High School, 0.84mi
- Mitchell Intermediate School, 1.42mi
- Mccullough J High School, 3.21mi

PARKS

- Cochran's Green Park, 0.17mi
- Summer Cloud Park, 0.26mi
- Capstone Park, 0.39mi
- Mystic Forest Park, 0.55mi
- Spring Hill Park, 0.58mi
- Alden Trace Park, 0.61mi
- Summer Storm Park, 0.70mi

- Cattail Park, 0.74mi
- Cattail Park Dog Park, 0.75mi
- Alden Bridge Park & Pool, 0.85mi

GYMS

- The Woodlands Country Club, 0.74mi
- Pure Barre, 0.95mi
- The Woodlands Family YMCA at Shadowbend, 1.68mi
- Body & Brain Yoga Tai Chi, 2.00mi
- Villa Sport, 2.13mi

GROCERY STORES

- Trader Joe's, 2.01mi
- Target Grocery, 3.14mi
- ALDI, 3.24mi
- Whole Foods Market, 3.41mi

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