



*11939 Scarlet Oak Trail*

# Why we love this house

*-what the owners are saying*

## ***Features and Upgrades:***

- Located just 4 miles east of The Woodlands Mall, this property offers a unique blend of country living with easy access to all the amenities of The Woodlands, including shopping, dining, and hospitals.
- Enjoy the best view in all of Houston from the major rooms in the house, including both master bedrooms and the cottage.
- Relax on the covered patio with a coffee, listening to the pool waterfall and enjoying the view with abundant birdlife from the feeders, creating a vacation-like atmosphere every day.
- Built by a construction industry professional, the house boasts high-quality construction throughout.
- The yard is a birdwatcher's paradise, especially during the high hummingbird season in April and September. The property is a National Wildlife Certified Bird Sanctuary (Cert # 288323).
- The property features a well for landscape irrigation, eliminating the need for water bills for this purpose.
- A new roof was installed in late 2016.
- The cottage, constructed in 2021, offers excellent insulation and low electric bills in the summer.
- The pool has a new Pebbletec finish with a 10-year warranty, installed in 2022, and new LED lights, all controllable with the Aqualink app.
- A new Trane 5-ton XV18 gas system (SEER 18) was installed in 2022 for the main house, featuring a smart-controlled thermostat.
- Wrought iron fencing along the front and side, along with a gate, was installed in 2021.
- New smart sprinkler controllers were installed in 2023.
- A new water well motor was installed in 2023.
- The property features a high-security system with integrated Ring cameras, all controllable via Alexa or Google Home, including smart-controlled pool, outdoor lights, sprinklers, and many major entry/exit doors.

Thank you and I will assist in any way to make this your home,

**Thomas L Saunders**  
Broker Associate & Top Realtor View Ratings at [www.HAR.com/thomasLsaunders](http://www.HAR.com/thomasLsaunders)

