

31 Shearwater Place

The Woodlands | Cochrans Crossing



House Overview

Bedrooms	4 with Primary downstairs
Baths	3 Full + 1 Half
Square Feet	3,121 per appraisal district
Lot Size	9,985 per appraisal district
Year Built	1997 per appraisal district

Foyer

- Hardwood floor (hickory†)
- Curved staircase
- High ceilings
- Crown molding
- Chandelier lighting

Dining Room 13' 1" X 12' 0"

- Hardwood floor (hickory†)
- Open to Foyer and Kitchen
- Windows overlooking front lawn
- Plantation shutters
- Chair rail molding
- Crown molding
- Chandelier lighting

Living Room 16' 6" X 15' 2"

- Hardwood floor (hickory†)
- Connected to Kitchen and Breakfast Room
- Double-sided fireplace
- Wall of windows overlooking backyard + pool
- High ceilings
- Crown molding
- Ceiling fan
- Recessed lighting

Study 11' 9" X 9' 4"

- Travertine floor
- Wall of built-in cabinetry
- Windows overlooking front lawn
- Plantation shutters
- Crown molding
- Ceiling fan with lighting

Kitchen 15' 7" X 14' 0"

- Travertine floor
- Open to Breakfast Room
- Granite countertops
- GE Monogram dual fuel range with gas range & electric oven (2023†)
- GE Monogram dishwasher with stainless steel tub (2023†)
- Bosch stainless steel refrigerator (2021†)
- Built-in stainless steel GE microwave
- Prep sink
- Pendant & recessed lighting

Breakfast Room 10' 6" X 8' 0"

- Travertine floor
- Open to Kitchen and Living Room
- Windows overlooking backyard
- Double-sided fireplace
- Door leading to backyard and pool
- Chandelier lighting

Information such as measurements, square footage, and descriptions of materials, fixtures, or other components of the improvements may not be accurate. All details should be independently verified by Buyer prior to purchase.

† information per seller

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Primary Bedroom 16'2" X 14'2"

- Hardwood floor (hickory†)
- Windows overlooking backyard and pool
- High ceilings
- Crown molding
- Ceiling fan with lighting

Primary Bath

- Completely remodeled in 2022; Seller spent approximately \$60,000†
- Tile floor
- Double vanity with quartz countertop and extra built-ins
- Spacious walk-in shower with double shower heads & glass door
- Large soaking tub
- Two walk-in closets
- Wall sconces and recessed lighting

Second Bedroom 12'9" X 11'1"

- Laminate floor
- Windows overlooking front yard
- Ensuite bath with walk-in closet
- High ceiling
- Ceiling fan with lighting

Third Bedroom 13'1" X 11'9"

- Laminate floor
- Windows overlooking front yard
- Walk-in closet
- Shared Jack & Jill bath with Fourth Bedroom
- Ceiling fan with lighting

Fourth Bedroom 10'9" X 10'9"

- Laminate floor
- Walk-in closet
- Shared Jack & Jill bath with Third Bedroom
- Ceiling fan with lighting

Game Room 12'8" X 11'11"

- Laminate floor
- Wall of windows overlooking backyard
- Built-ins
- Ceiling fan with lighting

Outdoor Space & Features

- Large, deep pool with rock waterfall feature plus hot tub
- Pool filter pump replaced in 2023†
- Pool control panel (motherboard) replaced June 2024 with addition of remote control†
- Lush, landscaped front and back yards
- Irrigation system (extensively updated†)
- Two-car garage
- Located on a double cul-de-sac secluded street
- Situated across from The Palmer Course

Additional Special Features†

- All windows replaced in 2023; Seller spent approximately \$40,000
- Hickory hardwoods installed downstairs; Seller spent approximately \$25,000
- Refrigerator, washer & dryer to convey
- New HVAC coil 2023
- Blown fiberglass insulation (toxin-free John Mansville product) & solar attic fan installed 2023
- Hot water heater replaced since ownership
- Zoned to desirable Conroe ISD schools

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