

*6 Rustic Bend Pl*  
*The Woodlands, TX 77382*

**Mechanical Updates**

- \*New downstairs Trane HVAC and furnace 2022
- \*Whole home generator 2023
- \*Main pool pump 2020
- \*Water feature pool pump 2020
- \*Garage Doors and openers 2020
- \*Pool is Chlorine
- \*Pool heater rebuilt 2020

**Interior Updates**

- \*Entire home painted 2020
- \*New carpet in bedrooms upstairs 2020
- \*Travertine Floor Restoration 2020
- \*New windows in back half of home 2021
- \*Upgraded lights to LED
- \*Downstairs bathroom updated 2020
- \*Mudroom addition 2022

**Exterior Updates**

- \*Backyard renovation with pavers, turf and drainage 2020
- \*Garage doors - 4 years old

**Home Features**

- \*High Ceilings
- \*Open concept w/2 living spaces
- \*2 bedrooms and 2 full baths downstairs
- \*Home Office
- \*Mudroom with extensive storage
- \*Secondary bedrooms all have walk-in closets
- \*2 full bathrooms upstairs, 1 is a Jack n Jill

- \*Upstairs extra room could be 6th bedroom
- \*3 car garage
- \*Floored attic space for storage
- \*Cul de sac street
- \*Whole Home Generator

**Inclusions**

- \*Mirrors on extra bedroom wall