

# 70 N. Walden Elms Circle

## In The Woodlands Village of Alden Bridge

### List of Features & Upgrades Totaling Approx. \$41K

SPECTACULAR MOVE-IN READY townhome with \$41K in upgrades in desirable Walden Elms, close to shopping, dining, parks and exemplary schools. Minutes to The Woodlands Town Center and easy access to I-45. No back neighbors! This charming home backs up to The Woodlands' 230 miles of uninterrupted walking trails! Light and bright with beautiful wide plank natural look wood flooring downstairs, stairs & foyer landing. Neutral carpet in all bedrooms! The two-tiered Kitchen island was converted to a larger flat island in 2021 with stunning quartz countertops and a farmhouse-style Stainless Steel sink! White subway tile backsplash All newer S/S appliances, including a 2021 Stainless Steel GAS range! 2021 LG Stainless Steel Refrigerator & 2022 Samsung Washer & Dryer stay! Google Nest Thermostat & doorbell stay! Custom window treatments! Oversized Primary Bedroom with high ceiling. Split bedroom floor plan. Low-maintenance backyard with turf and a spacious wood deck. HURRY, WILL GO FAST!

### List of Seller Upgrades after move-in on 11/12/21

- Quartz countertop in Kitchen and Subway tile backsplash.  
Two-tiered island converted to larger flat island \$ 10,000
- Water-resistant 8mm Lake Constance Beech Laminate  
Flooring with a lifetime warranty  
Seller will give about 400 sq. ft. of flooring to the Buyer 10,000
- 2021 Fresh interior paint 5,000
- 2022 Samsung washer & dryer 2,000
- 2022 Stainless Steel LG Refrigerator (still has film on it) 2,000
- Backyard turf installation 2,000
- Recessed dimmable lighting in Kitchen & Upstairs Hallway  
with a night light option 1,250
- Custom window treatments 1,000
- 2023 Stainless steel gas range with griddle 1,000
- Install a gas line behind the gas range, giving the option to  
have both a gas and an electric connection 1,000
- Farmhouse style stainless steel deep kitchen sink 500
- Matte black door knobs throughout 500
- 2023 Stainless steel dishwasher 500

○ Replace the pedestal sink in powder room	500
○ Refinish and paint back deck	500
○ Paint backyard fence	500
○ MyQ Smart garage door opener can open w/iPhone	400
○ Smart/Wi-Fi dimmer light switches throughout the home	400
○ Matte black chandelier in foyer	400
○ Replaced ceiling fan in Primary Bedroom	300
○ 2024 Stainless steel microwave oven	300
○ Matte black kitchen faucet, soap dispenser and garbage disposal switch	300
○ Google Nest Thermostat	200
○ Google Nest Doorbell and Camera	200
○ Garbage disposal	150
○ Paint fireplace	100

**TOTAL SELLER UPGRADES: \$41,000**