

WELCOME TO 14127 WOODNOOK

Community Information:

- Terry Hershey Park
- Next to/walkable to shops, restaurants, Krogers
- Easy access to major HWY6 and Katy Freeway
- Easy access to metro transportation
- Trails for hiking, walking, and biking
- School Zoned to:
 - Bush Elementary, 2022 Rating A
 - West Briar Middle School
 - Westside High School
- Library
- Seasonal community festivals and events
- HOA - (Brairhills) includes pool, clubhouse, tennis and basketball court, police patrol, trash twice a week, playground
- -As of Aug 2024 HOA dues are \$83.33/month

Home updates:

- 2024 Gas water heater
- 2022-upgraded ac unit
- 2020 New Roof
- 2020 -Electric Panel
- 2020 Pex plumbing
- 2020 new LVP flooring
- 2020 Recess lighting and installed ceiling fans

- Freshly Painted Interior
- Remodeled master bath to shower
- 2020 Refridgtor/Washer/Dryer
- Hardwired security alarm system (Guardian Protection)
- Built-in surround sound system

Highlights:

- Built-in Wet Bar with Shelves and Sink
- Built-in Cabinets throughout the home
- 2 -Paved Outdoor Patio
- No Carpet
- Island Kitchen with Storage Cabinets
- Plantation Shutters in the Dining Area
- Built-in Office Desk
- Hardwood Front door
- The garage comes with an Opener & Extra Storage area
- Dual Fan/Light Switches
- Laundry area with Cabinets
- Granite Countertops
- Jenn-aire Dual Oven
- Private Kitchen Area
- Prewired for Chimney TV Mount
- Multiple access to(2) patios -kitchen, master bedroom, and living room