

30 E Lance Leaf Rd

In The Woodlands Village of Panther Creek

List of Upgrades totaling approx. \$121K

○ 2024	Carpet in all bedrooms:	\$ 2,000
	Landscaping:	5,000
○ 2023	Whole house:	56,500
	<ul style="list-style-type: none"> • Fresh interior paint • Wide wood plank look tile except in bedrooms • LED lighting • Wide baseboards, solid interior doors & trim • Pex piping 	
	Kitchen:	
	<ul style="list-style-type: none"> • Paint cabinets to match the Dining area • Under-cabinet lighting 	
	Dining remodel:	
	<ul style="list-style-type: none"> • Added a wall of custom soft close cabinets with one upper glass cabinet & 2 upper/3 lower solid wood cabinets, granite countertops, custom backsplash, & wine refrigerator 	
○ 2022	TRANE 16 seer 3-ton HVAC with natural gas furnace, with new duct work and 2 additional returns:	14,000
○ 2020	Hot water heater:	900
○ 2019	Double pane windows & fresh exterior paint:	15,000
○ 2016	Roof replacement:	7,000
○ 2014	Kitchen remodel with custom soft close cabinets, granite countertops & backsplash, S/S sink & hardware	14,000
	Primary Bath & 2 nd bath remodel:	10,000
	Automatic Sprinkler system front and back:	3,000
○ 2008	Covered extended deck in the back of the house:	7,500

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The Top 10 Things I Love About My Home

1. Location, Location, Location!
2. All the updates in my home that give it a warm and cozy feel
3. Equal distance to multiple HEB grocery stores
4. The 220 miles of bike paths nearby lead to 150 parks and pools. Creekwood Park, which has a swimming pool, play areas for children, picnic tables, a pond, and ducks, is within walking distance.
5. Quiet neighborhood with friendly neighbors
6. My covered patio for Sunday BBQs with a view of the beautiful landscaping of my spacious backyard
7. The entertainment center, with a sound system and the cozy fireplace, can be viewed from the Kitchen
8. Landscaping
9. Highly-rated schools nearby
10. There are lots of places close by to go out and eat and family-friendly events put on by The Woodlands Township