

# 27257 Wells Lane

## Features and Updates/Upgrades List

- ❖ Almost 1/2 acre lot – rare in Oak Ridge North – room to build workshop, guest house
- ❖ Underground Utilities
- ❖ Corner of quiet cul-de-sac street - trees canopy the entire street
- ❖ Attached mother-in-law suite w/full bath, kitchenette & living area
- ❖ 3-Car attached garage
- ❖ Beautiful leaded glass front door – recently installed
- ❖ Central vacuum system – interior & exterior (use for cars too!)
- ❖ Sharp Insight Pro microwave drawer
- ❖ 2 Large electric convection ovens
- ❖ 5 Burner gas range top
- ❖ Tankless gas water heater
- ❖ New carpet in all bedrooms
- ❖ Pocket doors throughout this custom home
- ❖ Mudroom/drop zone off garage/side entry
- ❖ Fireplace with gas logs
- ❖ 9 Ceiling fans
- ❖ Double pane Argon gas windows
- ❖ Original stained-glass window accents
- ❖ 2 Enormous floored attics – spanning most of the entire home
- ❖ 3 Beautiful exterior Olde English Central Park streetlamps
- ❖ Martin bird house
- ❖ Permanent brick fence
- ❖ 9 Exterior water faucets
- ❖ Zoned HVAC - 2 units
- ❖ Reusable/washable a/c filters
- ❖ Fiber optic cable available
- ❖ Walking distance to highly rated CISD elementary/high schools
- ❖ Highly desirable Oak Ridge North location:
  - No HOA
  - City of Oak Ridge North has its own Police Department, City Hall and “hometown” events throughout the year.
  - Recently paved large/wide streets – no crowded streets
- ❖ Closer to The Woodlands amenities than most Woodlands residents