



# 15 Atrium Woods Court

## Feature Sheet

---

A breathtaking, fully transformed 2024 luxury remodel in the coveted Herald Oaks neighborhood of The Woodlands. This three-story artisan home features a redesigned floor plan, exquisite finishes, resort-style outdoor living, and unmatched proximity to Hughes Landing and Northshore Park.

### PREMIUM LOCATION

- Quiet cul-de-sac lot in Herald Oaks
- Walk or bike to Hughes Landing, Northshore Park, and Lake Woodlands
- Quick access to I-45, FM 242, Hwy 99, and the Medical District

### FULL 2024 LUXURY REMODEL

- Structure re-engineered from the inside out
- New electrical, plumbing, HVAC, roof, and freshly poured driveway
- Redesigned floor plan with artisan-selected finishes and custom lighting

### GOURMET CHEF'S KITCHEN

- Custom hot-pink cabinetry & oversized island
- Thermador & Miele appliances, 6-burner gas range & pot filler
- Double ovens and double-wide refrigerator
- Walk-in pantry with cookware wall & secondary sink
- Wine/coffee bar with 18K gold hand-painted mural, wine fridge & beverage chiller

### PRIMARY SUITE

- First-floor suite with private patio access
- Spa bath with soaking tub, walk-in shower, and dual vanities
- Custom wardrobe closet with hidden storage mirror and W/D hookup

### MULTI-LEVEL LIVING

- Second-floor game room with kitchenette
- Craft/play room plus second utility room
- Third-floor retreat with full bath & additional hidden storage room

## OUTDOOR OASIS

- Covered living pavilion with summer kitchen and fireplace
- Pool & spa with low-maintenance artificial turf
- Half bath with storage located off pool deck

## SYSTEMS & FEATURES

- Zoned HVAC, tankless water heater, digital thermostats
- Hardwood and tile flooring throughout
- Alarm system, wine/beverage fridge, under-cabinet lighting
- Oversized 2-car attached garage

## SCHOOLS

- Sally Ride Elementary
- Collins Intermediate
- Knox Junior High
- College Park High School