

# 505 WOODARD STREET

Sally Henry Kmiecik, Listing Agent  
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3 bedroom/2 full bathrooms  
1,466 sq ft home  
5,300 sq ft lot

## AMENITIES & IMPROVEMENTS (per sellers)

- **GENERAL:** Pocket transition doors on closets/en-suite bath/halls to maximize usable space; LED recessed lighting throughout; sleek 1-panel shaker doors with nickel modern handles throughout; black aluminum framed energy efficient windows throughout; wood grained vinyl plank flooring
- **LIVING ROOM:** Large picture window; raised tray ceiling; modern light/fan fixture
- **KITCHEN:** White quartz countertops & backsplash; double basin black composite sink with brass drain assemblies; sleek modern cabinetry with trash drawer, deep storage drawers/cabinets, lazy Susan corner cabinet, featured uppers with hidden plugs and vertical pneumatic arm mechanisms; under cabinet lighting and additional plugs; open storage shelves; stand-alone pantry storage with hidden plug; large picture window over sink with horizontal sliding window with screen (perfect for watching kids at play or easily passing drinks and snacks to outdoor guests), BRAND NEW stainless steel Samsung Dishwasher (energy efficient, adjustable rack, whisper quiet, delay start); 5 burner stainless GE gas range w/convection oven; modern stainless vent hood with two lights + 3 panel vents; sleek stainless refrigerator with beverage center, separate crisper/snack drawer and multi-size ice center (refrigerator is negotiable on non-realty); in-cabinet microwave (negotiable on non-realty); modern breakfast room chandelier and matching over-the-sink pendant
- **CHEF'S CORNER/WORKSTATION:** Room for desk + shelves; large frosted window for natural light; clear glass shaker exterior door leading to backyard
- **PRIMARY:** Custom walk-in closet; high tray ceiling; plentiful natural light; en-suite bath with high tray ceiling, floating dual sink vanity, extended mirror, large frameless glass stand-alone shower with rainshower head, bench seating and linear shower niche; two large frosted windows; tons of extra storage
- **SECONDARY:** Two nice-sized secondary bedrooms with double pocket closet doors and raised tray ceiling; secondary bathroom has tub/shower combo, hex wall tiles, linear shampoo niche, floating vanity with plenty of counter space and deep built-in storage shelves

(continued)

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*(continued)*

- **UTILITY ROOM:** Large in-home utility room; fits full-size washer/dryer side by side; oversized window for natural light; upper cabinet storage; exhaust fan
- **OUTDOORS:** Oversized cedar/galvanized steel detached carport; steel front door; front accent wall of warm African Cumaru wood paneling (known for extreme hardness & durability); oversized planters; decked porch; well-maintained magnolia tree for beauty and shade; two-doored recessed cedar storage shed (front is flush with fence line); crushed rock/oversized paver BBQ area; concrete patio; 7'+ high capped cedar fence
- **VERY CONVENIENTLY LOCATED**
  - Quick access to I-610
  - Most daily errands/major services are within 1 mile (gas, groceries, gym, medical, etc.)
  - Over 217 restaurants (with an above average variety of cuisines) having 4+ star ratings (out of 5) are within 5 miles
  - Home's zoned public schools are within 2 miles as well as 13 private + 19 charter schools are within 5 miles
  - 18 parks, 8 golf courses, 3 hike/bike trails & 2 dog parks are within 10 miles not to mention the active local community of dog/people walkers/joggers & rollers (bikes, strollers, etc.)