

# 52 W Twinberry - Special Features

## Prime Location & Lot

- **Quiet Cul-de-Sac:** Situated on a low-traffic street in the heart of Cochran's Crossing.
- **School Proximity:** Located just one block from The Woodlands High School and zoned to top schools.
- **Optimal Lot Positioning:** Buffered from main thoroughfares for a quiet, private backyard experience.
- **Outdoor Living:** Large covered back patio provides extensive shaded space for outdoor dining and entertaining.

## Major Mechanical & Structural Updates

- **New Roof (2026):** Full replacement providing long-term structural confidence.
- **High-Efficiency HVAC (2026):** Two new 16-SEER units (condensers and furnaces) for maximum energy savings and climate control.
- **Water Heater (2021):** 50-gallon gas unit.
- **Energy Efficiency:** Features Low-E windows to reduce utility costs.

## Interior & Exterior Refinements

- **Fresh Professional Paint (2026):**
  - Interior Walls and trim in SW *Alabaster* with flat white ceilings flows seamlessly with exterior SW *Alabaster* with SW *Snowbound* trim.
- **Carpet-Free Flooring:** Easy-maintenance interior featuring tile on the first floor and wood flooring throughout the second level.
- **Executive Office:** Oversized private study featuring double French doors.
- **Kitchen Features:** Granite island, white cabinets, tile backsplash, stainless appliances with gas cooktop, wall oven, microwave and dishwasher.
- **Living Area:** Spacious family room anchored by a gas log fireplace.