

# SPECIAL FEATURES

## 31 Surrey Run Place: A Unique Retreat in Windsor Hills

*The largest floor plan in the community, featuring a rare Casita and 3 distinct living suites.*

### **The "Magical" Entrance & Exterior**

- **Private Front Courtyard:** A serene, gated outdoor sanctuary that connects the main home to the casita—perfect for morning coffee or a private garden.
- **Detached Guest Casita:** A completely private third bedroom and bath suite, offering the ultimate flexibility for a live-in caretaker, a quiet home office, or a "VIP" guest retreat.
- **Timeless Curb Appeal:** Elegant classic brick façade paired with a stately Mahogany front door and leaded glass detailing.
- **Expansive Outdoor Living:** A large covered back patio with soaring cathedral ceilings, ideal for year-round entertaining.

### **Grand & Versatile Interior Design**

- **Three separate bedrooms** with their own bathrooms for maximum privacy and comfort.
- **Volume & Light:** Experience the grandeur of 12-foot ceilings and a dramatic "wall of windows" that floods the home with natural light.
- **Sophisticated Finishes:** Rich hardwood flooring, crown molding and a designer-neutral palette, anchored by a cozy gas-log fireplace with a marble surround.
- **Abundant Storage:** Thoughtfully designed with multiple walk-in closets and a spacious in-house utility room with desk.

### **Gourmet Kitchen & Modern Comforts**

- **Chef's Open-Concept Kitchen:** Large quartz island and wrap-around wood cabinetry designed to be the heart of the home.
- **Premium Appliances:** Fully equipped with stainless steel appliances, including a gas range, microwave, dishwasher, and refrigerator.
- **Peace of Mind:** Features a durable architectural shingle roof and a location within a resilient power grid near the local Hospital District.

### **Premier Location & Lifestyle**

- **Windsor Hills Clubhouse:** Just steps away from dedicated staff, resort-style amenities, and a vibrant social calendar.
- **The Best of The Woodlands:** Enjoy world-class shopping, dining, and nature trails in one of the nation's top-rated master-planned communities.