

## **11 Rock Pine Court**

The Woodlands, Texas

### **Features & Upgrades**

This beautifully updated home combines major system improvements, modern finishes, and incredible included extras—offering both peace of mind and everyday luxury.

### **Major Improvements & Structural Updates**

- Roof replaced approximately **2 years ago**
- **Radiant barrier roof decking** for improved energy efficiency
- **Class 4 impact-resistant Malarkey shingles**
- **All new Hardie soffit & fascia boards (pre-vented)**

### **Interior Enhancements**

- **Brand new porcelain flooring**
- **Wood-look tile flooring throughout**
- **Brand new carpet**
- **Brand new LVP in primary bathroom**
- **Vaulted ceilings for an open, airy feel**
- **Upgraded LED lighting throughout**
- **Fresh interior paint**

### **Doors & Windows**

- **All windows replaced (~1 year old)**
- **All doors replaced (~1 year old)**

- Rear **metal French doors**
- Front **solid-core walnut entry door**

### **Drainage, Irrigation & Efficiency**

- **Comprehensive water mitigation system**
- **French drain system with solid discharge lines**, tied into gutter system
- **Smart Irrigreen in-ground irrigation system**

### **Outdoor Living & Lighting**

- **Covered patio—perfect for entertaining**
- **Backyard uplighting creates a warm evening ambiance**
- **Low-voltage landscape lighting (front & rear)** with BN-LINK & XMcosy transformers
- **Party lights**
- **Outpost Grill + accessories included**

### **Smart Home Features**

- **Ring Doorbell**
- **Nest Thermostat**

### **Garage & Storage**

- **New garage door springs**
- **Dual garage door opener system**
- **\$2,500 gun safe with built-in power & lighting**
- **Workbenches included**

## **Mechanical Systems & Appliances**

- **Water heater (~3 years old)**
- **All appliances (~3 years old)**
- **A/C (~15 years old)**
- **Blower motor (~2 years old)**
- **Furnace (~2 years old)**

## **Included with the Home**

- **All TVs stay**
- **Refrigerator stays**
- **Washer & dryer stay**
- **Gun safe stays**
- **Workbenches stay**

## **Why This Home Stands Out**

Extensively upgraded with major-ticket improvements already completed—this home offers **energy efficiency, durability, smart technology, and move-in-ready convenience**, all in one.