

# Features & Amenities

107 Sunridge Court

*Luxury Home Centrally Located In Spy Glass Section Of Woodforest*

## **Interior Features (Fully Renovated)**

- 5 bedroom/4.1 baths zoned to Lake Creek/MISD
- 0.288 acre lot on cul-de-sac street
- 4" wood plantation shutters
- Entry showcases a raised study with glass French doors and an elegant formal dining room, creating a grand first impression
- Elegant spiral staircase crowned by a striking umbrella-vaulted ceiling, adding architectural distinction and grandeur.
- Motorized cellular shades in living room
- Open concept living floorplan with split primary suite & guest bedroom on main floor
- Primary spa bath features jetted tub, shower, dual sinks with large vanity area, amazing mirrored dressing area & walk-in closet
- Main floor game room or sitting room with vaulted, stained wood-beam ceiling, located just off the screened-in lanai for seamless indoor-outdoor entertaining.
- Kitchen features walk-in pantry, double Ovens, Microwave, 4 Burner & Grill Gas Cooktop, Custom rich wood stained cabinetry
- Large Island with sink, breakfast bar & prep area
- Large utility room off kitchen
- Second floor offers 3 spacious bedrooms, 2 full baths, a built-in desk area, and a dedicated media room

## **Exterior Features:**

- NEW ROOF to be Installed before closing
- Double wide stained concrete driveway
- 3 car+ tandem garage with epoxy flooring
- Exterior custom light package illuminates the home at dusk creating an ambiance as guests approach for evening parties
- Backyard oasis includes a heated saltwater pool with large infinity-edge spa, fire bowls, water scuppers, deck jets, and stamped concrete decking
- Screened-in lanai featuring a cozy fireplace and fully equipped summer kitchen, perfect for outdoor entertaining year-round
- Outdoor landscaping, lighting, with automated sprinkler system