

Features & Upgrades

107 GROVE CLOVER LN

Exterior & Lot:

- Located on the golf course (near Hole 14)
- Landscaped front and backyard
- Porte-cochere motor court
- 2-car garage + separate 1-car garage (ideal for golf cart, workshop, or storage)
- Security cameras installed

Outdoor Living:

- 18x18 covered patio
- Outdoor gas fireplace
- Fully equipped outdoor kitchen with:
 - Granite countertops
 - Built-in grill
 - Sink
- Ceiling fan on back patio
- Designed for entertaining with golf course views

Kitchen:

- Double island layout
- Quartz countertops (updated 2022)
- KitchenAid stainless steel appliances
- Farmhouse sink with sliding cutting board
- White subway tile backsplash (2022)
- Custom cabinetry with extensive storage
- Hidden spice rack built into vent hood corbel
- Pendant accent lighting over island
- Large pantry

Living Room:

- Soaring ceilings
- Built-in cabinetry on both sides of fireplace
- Gas log fireplace (converted)
- Open concept to kitchen and breakfast area
- TV + audio equipment/speakers convey

Dining Room:

- Formal dining room
- Elegant wainscoting detail
- Ideal for hosting and gatherings

Wine Feature:

- Wine grotto / wine closet
- Wrought iron gate/door
- Statement feature perfect for entertaining

Primary Suite:

- Tray ceiling
- Bay window
- Spacious layout
- Dual sinks
- Soaking tub
- Oversized separate shower
- Large walk-in closet

Secondary Bedrooms & Bathrooms:

- Jack-and-Jill bathroom with upgraded shower
- Ideal for:
 - Guest room
 - Second Office
 - Flex space

Game Room / Media:

- Game room with bay window
- Dedicated media/theater room
- Great for entertaining or family nights

Laundry / Utility:

- Laundry room with refrigerator (included)
- Convenient layout with nearby storage

Mudroom / Storage:

- Mudroom off garage entry
- Large adjacent closet (potential for second pantry)
- Extensive storage throughout
- Attic storage



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Interior Features & Upgrades:

- Upgraded wood flooring
- High ceilings throughout
- Open-concept layout (kitchen, living, breakfast)
- Plantation shutters on front windows
- Carpet recently cleaned / deep cleaned

Woodforest Community Amenities:

- Outdoor & Recreation:
 - Miles of walking, biking, and nature trails
 - Multiple parks and green spaces
 - Scenic lakes, ponds, and wooded areas
 - Playgrounds throughout the community
- Golf & Lifestyle:
 - Nearby Woodforest Golf Club
 - Golf course community with cart-friendly streets
 - Beautiful natural surroundings and mature trees
- Pools & Fitness:
 - Resort-style community pools
 - Splash pads and family-friendly water features
 - Fitness center and recreational facilities
- Community & Social:
 - Central Pine Market shopping and dining hub
 - Restaurants, coffee shop, and local retail
 - Community events and seasonal activities
 - Lifestyle director coordinating neighborhood events
- Sports & Activities:
 - Tennis courts
 - Basketball courts
 - Sports fields and open play areas