

23414 Wellington Court Blvd | Features & Upgrades

Major Systems & Exterior Improvements

- **Complete HVAC Replacement:** * Upstairs system replaced (February 2020)
 - Downstairs system replaced (September 2022)
- **New Roof:** Full replacement completed (May 2021) for long-term peace of mind.
- **Pool Heater Upgrade:** Replaced (October 2021) to ensure year-round enjoyment of the oversized private pool.
- **Irrigation System:** New control head installed (May 2024) for efficient lawn maintenance.
- **Garage Upgrade:** New garage door opener installed (September 2025).

Why We've Loved Living Here

- **The Best of Both Worlds:** We enjoy the peace of a quiet neighborhood while being just minutes from The Woodlands and a quick 25-minute commute to the city. Proximity to Grand Parkway (99) makes travel in any direction effortless.
- **A True Community:** This neighborhood truly comes alive during the holidays. From massive Christmas light displays to our annual Halloween block party, the community events are incredibly fun and bring everyone together.
- **Designed for Entertaining:** The open-concept downstairs is perfect for hosting, while the large backyard and oversized pool provide a private oasis for summer gatherings.
- **Perfect Balance of Space:** The floor plan offers a great flow for shared time downstairs, while the upstairs provides everyone with the privacy they need.
- **Lifestyle & Leisure:** Situated in a quiet, high-and-dry enclave with easy access to the championship fairways of Willow Creek Golf Club and top-rated schools.