

# 846 W Forest Dr.

## UPGRADES & FEATURES

### STANDOUT FEATURES

- Prep kitchen with second sink & dishwasher
- Reverse Osmosis system under main sink
- Culligan whole-home water softener/filter
- Second refrigerator space
- Tankless water heater
- Oversized showers and walk-in closets throughout
- Primary closet with built-in dresser and automatic lighting
- Mudroom with custom shoe cabinet & abundant hallway storage
- New cabinets with soft-close mechanisms throughout
- Programmable Lutron lighting control
- Ceiling speakers in living areas, media room, and porch
- Whole-home Generac generator
- 2024 New Roof and enlarged gutters with guards
- Extensive perimeter drainage upgrades
- Moisture-proof slab sealant in first-floor bedrooms
- Wired for security cameras inside/out; Alarm with glass-break detection
- Wired-in smoke detectors & UV lights in HVAC registers
- Air ducts cleaned 2025
- Garage wired for electric car charger
- Driveway gate for added privacy
- \*Porte-cochère\* offering covered access
- Access to back green space via A-frame ladder
- Attic floored storage, climate-controlled
- Under-soffit Christmas light outlets with an indoor switch
- Exterior gas connection for grill/firepit

### 2017 TRANSFORMATION

- Ceilings raised to 9 feet
- PEX plumbing
- Electrical wiring
- HVAC systems.
- New hardwood flooring
- Installed windows
- Fiber cement siding
- Kitchen Thermador appliances
- Quartzite countertops.

### 2024 ADDITIONS

- Additional bedroom and full bathroom
- Spacious game room with kitchenette
- Dedicated, pre-wired theatre/media room
- New laundry room with extensive storage
- Convenient half bath
- Professional-grade prep kitchen with secondary sink and dishwasher
- Covered patio with a full outdoor kitchen and mini-fridge
- Extended patio space with wiring for an overhead heater

## NOTTINGHAM HIGHLIGHTS

- TREE-LINED RESIDENTIAL STREETS
- TOP-RATED SPRING BRANCH ISD SCHOOLS
- QUICK ACCESS TO I-10 & ENERGY CORRIDOR
- EXTENSIVE PARKS AND HIKE-AND-BIKE TRAILS
- CONVENIENT DINING AND SHOPPING OPTIONS
- STRONG FAMILY-ORIENTED COMMUNITY FEEL

### CONTACT ME FOR MORE INFORMATION



PRESENTED BY:

BRITTANY WOOTEN  
713-870-5101

BRITTANY.WOOTEN@SIR.COM

BRITTANYWOOTENREALTOR.COM