

## Features

### 14 Jetty Point Dr | East Shore, The Woodlands

#### Premier Location & Lifestyle

- Prime corner lot directly across from Ellipse Park & East Shore clubhouse
- Steps from Lake Woodlands
- Walkable to Market Street, Hughes Landing & The Cynthia Woods Mitchell Pavilion
- Located in prestigious East Shore community with low-maintenance, lock & leave living

#### Sophisticated Interior Design

- Rich hardwood floors & soaring ceilings
- Extensive crown molding & recessed lighting throughout
- Abundance of natural light from oversized windows
- Formal living room includes an elegant fireplace

#### Chef-Inspired Kitchen

- Pro-level appliances
- Updated, sleek backsplash
- Expansive island ideal for entertaining
- Custom cabinetry with ample storage
- Bright breakfast nook overlooking living spaces

#### Flexible & Functional Floor Plan

- 3 bedrooms, 4.5 baths, 2-car garage
- 3rd-floor game room + office (easily converted to 4th bedroom)
- Private interior patio for outdoor relaxation

#### Elevated Comfort & Convenience

- Elevator access to all three floors
- 2022 ultra-efficient HVAC system
- Tankless water heater
- Newer roof with transferable warranty