

## FEATURES OF 120 THUNDER VALLEY, THE WOODLANDS, TEXAS, 77375

- Replaced all downstairs flooring with white oak wood
- Replaced staircase flooring with white oak wood
- Replaced staircase railing and spindles
- Complete kitchen remodel with new cabinets, large new island with full slab and wine frig, and matching quartz counter tops throughout the kitchen. Island slab measures 10 feet in length. Also, premium oversized chef sink, plus new paint and hardware throughout.
- Matched quartz in pantry for coffee bar
- Removed original fireplace and designed/installed new one from floor to 22' ceiling with brick and paneling and painted white
- Rock landscaping in front and back yards
- Redesigned backyard to make more spacious with trees and irrigation to back fence and added additional grass
- Planted new plants and shrubs
- Added in ground basketball hoop in front
- Painted interior media room
- Replaced front outdoor lights
- New paint on front and back doors
- Installed ceiling fan to primary bedroom
- Installed new flooring in laundry room
- Gutters with leaf guards
- Additional cabinets in laundry room, garage, upstairs closets and vestibule closet
- 108" ceiling fan in living room
- Shutters on back patio plus black out remote-controlled shades installed on back patio for additional privacy.
- Plantation shutters throughout
- Interior painted in 23/24
- Carpet replaced upstairs 23/24
- Two lighted Aria mirrors in primary bath
- Floored attic
- Two safes installed in home will stay
- Generac 26KW Full house generator
- Mitsubishi ductless AC added in garage along with a double utility sink
- Upstairs AC unit upgraded in 23/24 with 3 ton American standard variable speed unit
- Additional hidden, ducted mini-split in primary suite
- Instant hot water in kitchen, primary bath, and garage sinks
- Upgraded LED lighting throughout including elegant contemporary light fixtures
- Upgraded lighting in closets, garage and kitchen pantry
- 3 security cameras with remote monitoring and DVR
- New generation alarm system with remote monitoring
- Ring camera on front door

