

## Premium Features & Upgrades

11 Feather Branch Court, The Woodlands, TX 77381 |  
Panther Creek Subdivision

### Recent Property Enhancements

This home has been meticulously maintained and continuously updated with high-end features and system upgrades, offering total peace of mind for the next homeowner:

**2026:**

- Freshly painted exterior for maximum curb appeal
- New energy-efficient heating blower motor installed.

**2025:** Brand-new central air conditioning unit for optimal climate control.

**2024:**

- Complete **Roof** replacement ensuring long-term durability
- Premium **Frigidaire electric flat stovetop** installed (with gas plumbing readily available for future customization).

**2023:** New Hot Water Heater

**2021:** Custom architectural patio renovation featuring a roofline seamlessly integrated into the garage, elegant pavers, and a dedicated French drain system.

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### Landscape & Outdoor Living

Designed for seamless outdoor entertainment and effortless maintenance:

- **Water Features & Controls:** An elegant electric water fountain equipped with an integrated on/off timer sits adjacent to the feature for easy operation.
- **Advanced Drainage:** Dual French drain systems—one integrated into the patio and another running the length of the driveway side—efficiently channel rainwater directly to the street to prevent flooding.

**Smart Irrigation:** An 8-station in-ground sprinkler system features an automatic rain shut-off sensor mounted on the fence, with controls safely housed inside the garage and station valves discreetly located in a recessed valve box under a decorative green flower pot.

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# The Ultimate Tandem Garage & Workspace

**A Car Enthusiast & Hobbyist's Dream** This extraordinary, climate-controlled outbuilding goes far beyond a standard garage, offering an unparalleled setup for vehicle collections, professional-grade projects, or a private home business.

## Dimensions & Spatial Layout

- **Tandem Bay:** An expansive **45' long by 10' wide** space, providing ample depth to easily accommodate multiple vehicles, trailers, or watercraft.
- **Dual Flex Rooms:** Located opposite the tandem bay are a dedicated **Workshop** and a **Private Office**.

## The Executive Office (2<sup>nd</sup> Office)

**Executive Office** (each measuring 10' x 14.4'). Both rooms feature independent access doors leading to both the garage interior and the backyard for maximum privacy and convenience.

- Fully climate-controlled with its own independent air conditioning unit and a ceiling fan with integrated lighting.
- Ready for immediate use; comes beautifully furnished with a matching desk, office chair, and bookshelf (available to the buyer upon request).

## The Professional-Grade Shop

- **Optimized Storage:** Fully outfitted with custom built-in workbenches, heavy-duty overhead cabinets, under-bench drawers, and floor-to-ceiling storage shelving for ultimate organization.
- **Integrated Air System:** Includes a powerful **Craftsman 150 PSI air compressor** with hardwired, built-in air outlets routed to both the workshop and the main tandem garage area.
- **Ventilation & Mechanics:** The back wall features a secondary workbench configuration with a built-in commercial-grade exhaust fan that vents directly through the exterior wall.
- **Attic Storage:** Features a convenient pull-down ladder providing access to limited upper attic storage.

## AVAILABLE TO PURCHASE

- New high-capacity **LG top-load washer and front-loading dryer** pair
- **2022:** Premium **GE side-by-side refrigerator** upgrade.
- **Turnkey Outdoor Oasis:** The beautifully finished patio includes all premium outdoor furniture, a table with a coordinating umbrella, and an outdoor heater for year-round comfort.

