

# Home Features



## Exterior

- One of the largest backyards in Woodforest
- Nestled on a quiet cul-de-sac
- Tastefully painted white brick
- Beautiful arched front entry with glass door and custom surround tiling
- Mature trees and immaculate landscaping
- Large covered back patio
- No back neighbors!
- 24kW Generac whole-home/standby generator

## Interior

- 12 foot ceilings throughout
- Recent LVP flooring and carpet
- Custom shutters in secondary bedrooms
- Oversized kitchen island is great for hosting
- Living room features custom built-ins and a gas log fireplace

- Flex room is great for an office, playroom, homeschool room or media room
- Drop-in zone/Mudroom off garage offers built in locker-style cabinets for shoes and personal belongings, a wood bench, and large walk-in closet
- Convenient half bath, rare in a one story, features upgraded board and batten, wallpaper, new toilet and custom vanity
- Impressive laundry room with built-in cabinets, utility sink and custom backsplash
- Primary suite with sitting area, walk-in closet, dual vanities and closets, soaking tub, and floor to ceiling tiled shower
- Large secondary bedrooms with spacious walk-in closets
- Large windows allow for plentiful natural light
- Tandem three car garage
- Tankless Water Heater
- Whole house water softener
- 240 volt outlet for EV charging in the garage
- Custom shades in the living room and dining room area. Shades over transoms are remote controlled.