



18 Griffin Hill Court

The Woodlands, TX 77382 • Village of Sterling Ridge

RENOVATION FEATURE SHEET

A complete top-to-bottom remodel completed in 2026. This sheet lists what was replaced, rebuilt, or repaired so buyers and agents can see exactly what they are getting: a 3 bed, 2 bath, one-story home of 2,043 sq ft with every big-ticket item already done.

Major Systems & Structure

- ✓ New roof (composition shingle)
- ✓ New Trane central air conditioning system
- ✓ New main electrical disconnect (panel original)
- ✓ New GFCI outlets and receptacles throughout most of the home
- ✓ New smoke detectors
- ✓ New windows with black exterior frames
- ✓ Fence repaired on left side with new gate
- ✓ Driveway repaired
- ✓ Front walkway repaired

Primary Suite

- ✓ Bath fully rebuilt: tub removed, oversized walk-in shower added
- ✓ Vanity repainted with new countertop, mirror, lighting, and fixtures
- ✓ New plumbing fixtures and hardware
- ✓ New flooring, paint, ceiling fan, and door hardware

Exterior & Outdoor Living

- ✓ Exterior repainted, including all trim, soffits, and garage door
- ✓ Front entry door refinished with new hardware and keyless entry
- ✓ New paver patio off the back of the home
- ✓ New landscaping and hardscaping at the front
- ✓ New sod / grass where needed
- ✓ New exterior light fixtures
- ✓ Garage floor finished with new epoxy coating
- ✓ Garage completely repainted
- ✓ Diseased or declining trees removed; healthy mature shade trees preserved

Interior Finishes Throughout

- ✓ Entire interior repainted: walls, ceilings, trim, and doors
- ✓ New 8" x 46" luxury vinyl plank flooring throughout, no carpet
- ✓ New recessed LED lighting throughout
- ✓ New ceiling fans in living area and bedrooms
- ✓ New light fixtures in every room
- ✓ New hardware on every interior door

Kitchen

- ✓ Cabinetry professionally painted
- ✓ New cabinet hardware throughout
- ✓ New granite countertops
- ✓ New tile backsplash
- ✓ New sink, faucet, and garbage disposal
- ✓ New LG stainless steel appliances: range, microwave, dishwasher
- ✓ New recessed lighting and breakfast-area fixture
- ✓ Open to living and breakfast areas

Living & Dining

- ✓ Fireplace resurfaced with new tile
- ✓ Custom slat-wood media accent wall
- ✓ New ceiling fan and recessed lighting
- ✓ Formal dining and breakfast area, both refreshed

Secondary Bath & Bedrooms

- ✓ Second bath remodeled: new tile, repainted vanity with new countertop, lighting, and fixtures
- ✓ Two secondary bedrooms with new flooring, paint, fans, and hardware
- ✓ All bedrooms on one level

Approximate Room Dimensions

Foyer	10' x 11'	Kitchen	17' x 12'	Primary Bedroom	15'6" x 15'
Living Room	13' x 12'	Breakfast	8' x 6'	Primary Bath	7'6" x 17'
Dining Room	12' x 12'	Laundry	5' x 7'	Flex Room off Primary	10'3" x 12'5"
Bedroom 2	10'6" x 12'6"	Bedroom 3	10'6" x 10'		

Also worth knowing: zoned to Deretchin Elementary, McCullough JH, and The Woodlands HS (Conroe ISD). Quiet cul-de-sac minutes from parks, hike-and-bike trails, Market Street, Hughes Landing, and I-45. Two-car attached garage. No HOA maintenance fee. Improvements were completed by the seller in 2026 and are listed for informational purposes only. All information, including dimensions, materials, brands, and scope of work, is believed accurate but is not guaranteed or warranted by the seller, listing agent, or RE/MAX The Woodlands & Spring. Buyer and buyer's agent must independently verify any item they consider important, including permits, warranties, and condition, prior to purchase. The seller assumes no responsibility for any inaccuracy the buyer has not independently verified.



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