

3638 Nutwood Ln - Features and Updates

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Location! Location! Location!

- Opportunity to Own in Desirable **Forest North**
- Neighborhood Amenities
 - Swimming Pool
 - Recreational Park, Play Ground
 - Pickleball Court; Basketball Court
 - Community Lending Library
- Klein ISD Schools
- Close to EVERYTHING; Shopping, Dining, Entertainment
- Short Drive to Grand Parkway, Old Town Spring, The Woodlands

Attractive Curb Appeal

- Classic Brick Elevation
- Charming Covered Porch
- Custom Designer Renewal by Anderson Front Door (**\$6,000**)

Beautifully Appointed, Meticulously Maintained

- Efficient, Versatile, One-Story Home
- Three Bedrooms, Two Baths
- Gorgeous Entry Foyer, Designer's Dream
- Lighted Art Niche

Spacious Living Room

- Fireplace with Gas Connection
 - Elegant Upgraded Stone Surround and New Mantle (**\$3,000**)
- Plentiful Windows offering Natural Light, View of Back Yard

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Kitchen of Your Dreams!

- Custom Two-Toned Cabinets with Soft-Close Doors (**\$8,000**)
 - Large Drawer Pullouts (2) with Multi-Level Storage
 - Spice Cabinet Pullout
 - Utensil Drawer with Multi-Level Storage
 - Wire Frame Pullout for Baking Sheets/Cutting Board Storage
- Granite Countertops (**\$5,000**)
- Samsung Appliances (**\$2,500**)
 - Above-Range Mounted Microwave Vents Exhaust into Attic
- Custom Sliding Barn Door to Pantry (**\$500**)
- Large Walk-In Pantry with wrap-around shelf space (**\$800**)
- Spacious Breakfast Room with Custom Chandelier
- Breakfast Bar - Open to Living Room

Private Primary Suite

- Everything will easily fit in this beautiful Room with a View!
- Custom Renewal by Anderson Sound-Proofing Window (**\$3,000**)
 - Custom Shade Darkening Blind
- Fully Updated En-Suite Bath (**\$13,000**)
 - New Vanity with Dual Sinks
 - New Toilet
 - Custom Mirrors
 - Custom Light Fixtures
 - Stone Shower, Bench Seat, Toiletry Cutout, Seamless Glass Door
- Walk-In Closet - With Built-Ins you Must See (**\$2,000**)
 - Built-in Dresser with Shoe Caddies
 - Upper and Lower Hanging Rods
 - Wrap-Around Shelving at Top
 - Additional Shelving Above Lower Clothing Bar

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Two More Lovely Bedrooms

- Ceiling Fans, Plush Carpet

Guest Bath - Fully Updated

- New, Stand-Alone Vanity (\$500)
- Custom Mirror (\$200)
- New Toilet (\$300)
- New Metal Tub and Custom Shower Tile (\$5,500)

Indoor Utility Room

- Added Cabinets for Additional Storage

Garage

- Includes Space and Hookups for a Freezer and Standard Refrigerator
- 50 Amp Outlet for Generator (\$700)

The Amazing BackYard Retreat

- Treated-Wood Pergola with Ceiling Fan (\$2,300)
- Back Yard Fence (\$2,500)
- Landscaping, Plenty of ‘Green’ Space
- Wooded Backdrop offering privacy
- Storage Shed

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Throughout This Home ...

- Beautiful and Versatile Design
- Porcelain Ceramic Tile Flooring (except for Bedrooms) (**\$15,000**)
- Upgraded A/C Unit (**\$15,000**)
 - French Drain Line
 - Replaced Air Ducts
 - Attic Tent Insulator by ARS
 - Nest Thermostat
- Upgraded Custom Light Fixtures in Kitchen and Hall (**\$1,000**)
- Upgraded Ceiling Fans (**\$600**)
- New Doorframes and Baseboards Throughout (**\$2,500**)
- Upgraded Doorknobs Throughout - All Brushed Bronze (**\$400**)
- Attic Stairs Upgraded to Heavy Duty Metal Stairs (**\$400**)
- Added Flooring in Attic for Storage, Totes etc. (**\$500**)
- Smoke Alarms (5) and CO2 Sensor Alarm (**\$250**)
- Garage Interior Door (**\$400**)
- New Back Door and Added a Glass Screen Door (**\$700**)
- Security Cameras: Driveway, Back Yard, Side Yard, Doorbell (**\$500**)
- LeafGuard System on Gutters in Front of Home (**\$3,000**)
- New Water Heater (**\$800**)

Ask About These Items ... (possibly negotiable)

- Refrigerator in The Kitchen
- Generator (**\$2,599 + Customized Shed w/Exhaust System**)
 - 18,000 / 14,500 Watt Remote Electric Start Dual Fuel Gas and Propane Portable Generator w/ Low THD, 50A Outlet, CO Sensor