ORIGINAL BUILDER UPGRADES

62 Sandwell Place

The Woodlands Creekside Park · Plantation Homes Nederland Plan · Built 2011

$79,108
BUILDER OPTIONS AT PURCHASE

1 Owner
SINCE NEW CONSTRUCTION

2023
NEW ROOF & HVAC

STC 50
SOUND RATING

Studio-Grade Soundproofed Bonus Suite

Upstairs mega bonus room professionally soundproofed to recording-studio standards. Ideal game room, media room or 2nd primary suite, with ensuite bath, added built-in closet and 30" solid door at the top of the stairs.

OUTDOOR LIVING

- **Outdoor kitchen plumbing**: hot/cold water, drain and gas stub-out at the back of the house
- **Gas line stub-out** in the courtyard off the breakfast area
- **110V GFI outlets** on the patio for a wall TV and in the courtyard

INTERIOR FINISHES

- **China Bowl vessel sink** in the primary bath
- **Thassos Beige tile**: upgraded 16x16 floor and 13x13 wall surround, bath 4
- **Fireplace surround** in 12x12 Autumn Mist tile

TECHNOLOGY

- **Hard-wired Ethernet (CAT5)** network jack in the breakfast room

EXTERIOR

- **Toasted Almond** body and trim paint by Pittsburgh Paints

Upgrades per original builder option records. Selected items shown. Buyer to verify all information.

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