

**Special Features
for
36 Fallenstone Drive
The Woodlands**

- New Roof - warranty transferrable to buyer
- Newer HVAC system
- New Garage Door & Opener
- Gas Range
- 2 Stainless Steel Refrigerators (Kitchen & Garage)
- Granite Counters
- Gas log fireplace
- LG Front-load Washer Dryer
- Dual head walk-in shower in owners suite
- Huge fully fenced back yard - possibilities for a pool
- Backyard gate access to The Woodlands trail system
- Minutes away from Sprouts, HEB, Trader Joe's, Krogers and more
- Walking distance to the elementary school and close to The Woodlands parks, lakes, trails, shopping and dining