

Features & Upgrades

Exterior:

- *Modern Coventry Home Elevation*
- *Front and Backyard Sprinkler System*
- *Full Brick Exterior (4 sides)*
- *Extended Patio – Perfect for Outdoor Entertaining*
- *Fully Fenced Backyard*
- *Professionally Landscaped Yard*

Interior:

- Open-Concept Floor Plan
- Dedicated Home Office with French Doors
- Abundant Natural Light Throughout
- Luxury Vinyl Plank Flooring in Main Living areas
- Quartz countertops
- Spacious Center Island
- Gas Range
- Walk-In Pantry
- Large Family Room with Soaring Ceilings
- Spacious Primary Suite
- Primary Bath with Soaking Tub, Separate Shower, Dual Vanities and Two Walk-In Closets
- Convenient Half Bath for Guests

Energy Efficiency & Smart Home Features

- Kinetico Whole-Home Water Softener & Filtration System
- Google Nest Security Cameras
- Energy Star Appliances
- High-Efficiency HVAC System
- Low-E Insulated Windows
- Radiant Attic Barrier
- Digital Programmable Thermostat

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The Highlands Community Amenities:

- Highland Pines 18-Hole Semi-Private Golf Course
- Resort-Style Pool, Water Park and Lazy River
- Pickleball, Tennis and Bocce Ball Courts
- Catch and Release Fishing
- Paddleboarding and Kayaking
- Miles of Hiking and Biking Trails
- Parks and Playground
- Community Events Throughout the Year

Convenience & Location:

- Located in the award-winning master-planned community of The Highlands
- Zoned to New Caney ISD
- Easy access to Grand Parkway (SH 99)
- Convenient to I-69 (US 59) & I-45
- Minutes from Bush Intercontinental Airport (IAH)
- Short drive to The Woodlands
- Convenient access to shopping, dining & entertainment
- Easy commute to Downtown Houston