

Onpoint Property Management, LLC

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Property Features & Upgrades

148 Gray Pine Grove Way, Willis, TX 77318

Property Overview

Address	148 Gray Pine Grove Way, Willis, TX 77318
Property Type	Single-Family Residence, Traditional style
Bedrooms	4 (Primary on 1st floor, 3 bedrooms up)
Bathrooms	4 (3 full, 1 half bath)
Living Area	3,702 sqft
Lot Size	0.3 acres — Corner lot
Year Built	2021
Stories	2
Garage	2-car attached, oversized
Exterior	Brick, Stone, Wood Siding
Roof / Foundation	Composition / Slab
Subdivision	The Woodlands Hills
HOA	\$1,005/year — Pool, tennis, clubhouse, fitness center, dog park, trails
Rooms	Media Room, Utility Room
Kitchen	Large island, quartz countertops, open to family room, walk-in pantry
Primary Bath	Double sinks, jetted tub, separate shower, walk-in closet
Appliances	ENERGY STAR qualified, gas cooktop, gas oven, dishwasher, microwave, disposal, trash compactor, refrigerator
Exterior Features	Sprinkler system, fenced backyard, corner lot

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Premium Upgrades & Enhancements

This exceptional residence has been thoughtfully upgraded with premium materials and meticulous craftsmanship. Each enhancement was designed to elevate both the aesthetic appeal and functional living experience of the home. Below is a detailed breakdown of every upgrade completed:

1. Engineered Hardwood Flooring

Premium engineered hardwood installed throughout the main living areas

- High-quality engineered hardwood planks selected for durability, moisture resistance, and dimensional stability — ideal for Texas climate conditions
- Seamless installation across the foyer, living room, family room, dining area, and hallways on the first floor, creating a cohesive and open flow
- Rich, warm tones that complement the home's neutral palette and natural light from the cathedral ceilings and large windows
- Engineered construction provides superior resistance to expansion and contraction compared to solid hardwood, ensuring long-lasting beauty
- Professional installation with precision transitions between flooring types (tile in wet areas, carpet on stairs and second floor)
- Enhances the home's resale value and appeals to buyers seeking move-in ready, low-maintenance luxury flooring

2. Primary Bathroom — Complete Remodel

Full renovation of the primary bathroom including flooring and shower

- All-new flooring installed with premium large-format tile, selected for both elegance and slip resistance
- Completely redesigned walk-in shower with floor-to-ceiling tile, modern glass enclosure, and premium fixtures
- Shower features custom tile work with coordinated accents, built-in niche for toiletries, and premium fixtures for a spa-like experience
- Updated vanity with contemporary cabinetry, quartz countertops, and dual sinks for everyday convenience
- New water-resistant drywall and moisture barriers installed behind all tile surfaces for long-term protection
- Premium grout and sealant applied to all tiled surfaces to prevent staining and water penetration

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3. Ceiling Lights — Entire First Floor

Comprehensive recessed and decorative lighting installation throughout the ground level

- LED recessed can lights strategically placed throughout the foyer, living room, family room, dining area, kitchen, and hallways
- Energy-efficient LED fixtures that reduce electricity costs while providing bright, even illumination
- Complements the natural light from the large windows, creating a bright and welcoming atmosphere day and night

4. Half Bathroom & Laundry Room Remodel

Complete renovation of the powder bath and laundry room

- Half Bathroom: Premium tile flooring installed, coordinating with the home's design palette
- Half Bathroom: Fresh paint, new hardware, and updated accessories for a polished, guest-ready space
- Laundry Room: Premium tile flooring for durability and easy maintenance in a high-traffic utility area
- Both spaces feature coordinated design elements that flow seamlessly with the home's overall aesthetic

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5. New Front Entry Door

Premium replacement of the main entrance door

- Beautiful new front door selected to enhance curb appeal and create a strong first impression
- High-quality construction with energy-efficient glass inserts that allow natural light into the foyer while maintaining privacy
- Premium hardware including a modern handle set, deadbolt, and smart-lock compatible design
- Weatherstripping and threshold seal installed for improved energy efficiency and draft prevention
- Professional installation ensuring proper alignment, smooth operation, and secure fit
- Complements the home's brick and stone exterior, elevating the architectural style of the front facade
- Finished with premium exterior-grade paint or stain for long-lasting beauty and UV protection

6. New Carpet — Staircase & Second Floor

Premium carpet installation on all stairs and upper-level living areas

- High-quality, stain-resistant carpet selected for durability in high-traffic areas such as the staircase
- Soft, plush underfoot feel that adds warmth and comfort to the upstairs bedrooms and hallway
- Neutral tone chosen to complement the engineered hardwood on the first floor, creating a cohesive design transition between levels
- Premium padding installed beneath the carpet for enhanced comfort, sound dampening, and extended carpet life
- Professional installation with precision cutting and seaming around stair nosings, corners, and transitions
- Stair runner style with securely fastened edges for safety and a tailored, finished look on each step
- Upgraded to all three upstairs bedrooms and the second-floor hallway, providing a cohesive and luxurious upper level
- Stain and soil protection treatment applied for easy maintenance and long-term appearance retention

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Upgrade Summary

Upgrade	Scope	Key Benefit
Engineered Hardwood Flooring	Main living areas, first floor	Luxury, durability, resale value
Primary Bathroom Remodel	Floor, shower, vanity, fixtures	Spa-like retreat, modern appeal
Ceiling Lights — First Floor	LED recessed throughout ground level	Bright, energy-efficient, dimmable
Half Bath & Laundry Remodel	Tile, paint, hardware	Functional, polished, guest-ready
New Front Entry Door	Premium door, hardware, glass	Curb appeal, energy efficiency
New Carpet — Stairs & 2nd Floor	Stairs, hallway, 3 bedrooms	Comfort, warmth, sound dampening

Community & Lifestyle

Located in the sought-after The Woodlands Hills community, residents enjoy access to premium amenities that elevate everyday living. The community features a resort-style pool, tennis and basketball courts, a fitness center, a clubhouse, dog park, picnic areas, and scenic trails — all within walking distance. The home's corner lot position offers additional privacy and outdoor space, while the fenced backyard and spa provide the perfect setting for relaxation and entertainment.

Amenity	Details
Pool	Resort-style community pool
Tennis Courts	Subdivision tennis courts available to residents
Basketball Court	Full basketball court for community use
Fitness Center	On-site fitness facility
Clubhouse	Community clubhouse for events and gatherings
Dog Park	Dedicated off-leash area for pets
Parks & Picnic Areas	Green spaces and picnic areas throughout the community
Trails	Scenic walking and biking trails

This property represents a rare opportunity to own a meticulously upgraded home in one of Willis's most desirable communities. Every enhancement has been completed with attention to detail, quality materials, and professional installation. Schedule your private showing today.