



POOL & SPA • THE WOODLANDS

6 North Cochrans Green Circle

Spring, Texas 77381

FEATURES & UPGRADES

A classic brick traditional beneath a canopy of mature trees



GARCIA REAL ESTATE GROUP

Setting & Architecture

THE ADDRESS

- Classic brick facade with painted siding accents on a quiet, tree-lined circle
- Sweeping mature shade trees, flowering crape myrtles and professionally manicured beds
- Covered front porch with crisp white railings and recessed lighting
- Leaded-glass front door with transom and sidelight, framed by a lantern-style sconce
- Exposed-aggregate lead walk and entry porch
- Smart keypad entry lock
- Automatic underground sprinkler system in the front yard
- Detached two-car garage with automatic opener and two remotes
- Extended driveway with additional off-street parking pad
- Gated side yards with natural flagstone pathway

Chef's Kitchen

CULINARY

- Bright white cabinetry with seeded-glass display fronts and crown molding
- Stainless double electric wall ovens
- Gas cooktop beneath a custom decorative vent hood with corbels
- Travertine backsplash with a tumbled mosaic inset
- Granite countertops and an expansive breakfast bar
- Butcher-block center island with cabinet storage
- Dual-basin composite undermount sink and stainless dishwasher
- Under-cabinet lighting and a row of clerestory windows
- Utility room with washer and dryer connections just off the kitchen

Living & Entertaining

GATHER

- Soaring two-story foyer with a wrought-iron chandelier
- Private study with floor-to-ceiling built-ins, custom desk and an arched shuttered window
- Formal living room with gas-log fireplace, travertine surround and classic white mantel
- Formal dining room with layered millwork, chair rail and views to the front porch
- Family room with stacked-stone gas-log fireplace flanked by custom built-ins
- Breakfast nook wrapped in windows with custom shades overlooking the pool
- Updated powder bath with floating reclaimed-wood vanity, quartz top and subway tile

Outdoor Living

ALFRESCO

- Free-form pool with raised spa, trimmed in natural flagstone coping
- Cascading boulder water features along the pool edge
- Expansive exposed-aggregate pool deck and patio for alfresco dining
- Bay window and rear doors opening directly to the patio
- Bistro string lighting along the eaves
- Lush lawn, mature shade trees and board-on-board privacy fencing
- Wrought-iron garden fencing with stepping-stone path

Primary Retreat

SANCTUARY

- Dramatic vaulted ceiling with a built-in window seat
- Shuttered transom windows and rich hand-scraped hardwoods
- Spa-inspired bath with jetted soaking tub
- Frameless glass shower with bench seat and shampoo niche
- Dual-sink granite vanity with an oversized framed mirror
- Two separate closets

Bedrooms & Baths

COMFORT

- Generously sized secondary bedrooms, one with a vaulted ceiling and arched window
- Flexible bedroom with hardwoods, ideal as a guest suite or home office
- Hall bath with double-sink granite vanity, built-in linen shelving and plantation shutters



Your private backyard escape.

Interior Finishes

CRAFTSMANSHIP

- Hand-scraped wood flooring throughout the main living areas and select bedrooms
- Staircase with dark-stained handrails and crisp white balusters
- Plantation shutters throughout
- Crown molding, chair rail and wainscoting in the formal spaces
- Soft, neutral designer paint palette
- Recessed lighting and ceiling fans throughout

Systems & Utilities

PEACE OF MIND

- Generac Guardian 26kW whole-home standby generator with automatic transfer switch
- Two central A/C systems (electric) and two central heating systems (gas)
- Gas water heater and natural gas service
- Working smoke detectors throughout
- Fiber internet available through Ezee Fiber
- Entergy electric, Woodlands Water Agency water and sewer, CenterPoint gas and Waste Management trash

Community & Location

THE WOODLANDS

- Moments from a neighborhood park with pavilion and playground
- Close to The Woodlands' renowned hike-and-bike trail network
- Convenient to premier shopping, dining and major commuter routes
- Outside the 100- and 500-year floodplain, per Seller's Disclosure