



Coming Soon on Market

# \$1,100,000

Call 7137033316 Today!

## 168 W SHADOWPOINT CIR, THE WOODLANDS, TX 77381

4 BEDS, 4 FULL & 1 HALF BATH(S)

RARE OPPORTUNITY in the heart of The Woodlands in this luscious custom w/versatile living area, including optional 2nd BR down, situated on a rare greenbelt lot w/picturesque backyard oasis, walking distance to David Elem/Collins Intermediate, more! Showcasing continuous wood flooring throughout, fresh interior paint, recent roof, tankless H2O heater, dramatic windows (dbl pane wdws in back/1st floor) framing tranquil outdoor living area w/sparkling pool & spa, cabana, fire pit, outdoor shwr + easy access to 1/2 bath off the kitchen! Superior flow & function w/light & bright chef's kitchen featuring dbl ovens, island & breakfast bar w/seamless flow to the den, breakfast/dining rooms! Spacious owner's retreat offers a sitting area & private exterior door! Upstairs boasts a huge game rm w/balcony access to take in unparalleled treetop/nature views! En suite bedrooms are a bonus! Don't miss awesome storage throughout, built-ins, oversized, 3-car garage! Prime central real estate - Hurry!

### GENERAL DESCRIPTION

- Subdivision:** The Woodlands Cochrans Crossing
- Property Type:** Single-Family
- Bedrooms:** 4-5
- Baths:** 4 Full & 1 Half
- Stories:** 2
- Garage:** 3 / Attached ,Oversized
- Style:** Traditional
- Year Built:** 1990
- Building Sqft:** 3,946 / Appraisal
- Master Planned Community:** The Woodlands
- Lotsize:** 13,780 / Appraisal District
- Market Area:** The Woodlands
- Key Map:** 216Z
- MLS# / Area:** 34970039 / 15



Get in touch  
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COMPASS

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168 W Shadowpoint Cir, The Woodlands, TX 77381  
Visit <https://www.har.com/34970039> for more information