

Dear Homebuyers,

We are so happy you found us and we hope that you take your time while you tour your new potential home! We know this is an important decision, so we wanted to give you some information and peace of mind as you move through this process.

We absolutely love this house, neighborhood, and general area, and never intended to move which is why we have invested so much into making this a wonderful home to live in, host holidays, family gatherings, and many sleepovers. However, my mom needed some help, and she has moved in with us; so to better accommodate this change we felt like moving would be the right choice for us personally. We hope that this very loved home will be the right choice for your next chapter too!

First of all, there are so many upgrades! The yard is great, it has enough space to host parties, allow the kids to play, and even has a separate dog run if you need it. We truly feel like this is a little oasis, so we have planned the yard to maximize the space to its potential for enjoyment and relaxation. We added easy to care for landscaping (and bonus no mulch to replace each spring), as well as plants that are very happy even in cold weather. We installed top of the line pool equipment including a heater, so you can jump in even in the winter if you want. The Intelichem system tests the water for you and injects the chemicals as needed making maintenance so much easier. You can also turn on and monitor all the important features from your phone. If you are out and want to get in the hot tub after dinner simply log on and begin heating it. It is also fun to turn on the jets when the kids are out there and startle them; we sit inside and laugh at them! We wired the large covered patio for built in speakers and had intentions to add a mounted TV outside the kitchen window to watch football games.

Inside the home the skylight is a showstopper and brings in great natural light. During full moons the whole kitchen is illuminated. Guests love the floors so much that we have had 2 friends buy the same ones for their homes! They are a wide plank, hand-scraped, engineered Acacia hardwood, with a UV protectant, so they will always stay beautiful. All the wet areas have tiles therefore there is no worrying about a random leak from an appliance or a messy kiddo ever damaging them. We choose engineered hardwoods since they are on the ground level and to accommodate our active lifestyle as our designer recommended.

We use the center room for an office/man cave since the man of the house is surrounded by 4 girls. We do own a business, so please excuse any mess, and just know that the room has endless potential. It could be a 5<sup>th</sup> bedroom, game room, media room, or anything you want it to be.

The front room is currently the children's media room; the French doors make monitoring computer use and TV a breeze. This would make a great study as well. The kids saved their money to decorate it to their liking, so it was designed with love.

The secondary rooms are great sizes (larger than most homes built now) and 2 have large walk-in closets, plus one has built in shelves too. In bedroom 3, there are floor to ceiling cubbies that are great for displaying trophies, pictures, books, or toy storage based on your needs. We added a complete 3<sup>rd</sup> bathroom when we built this home, so one room has its own on-suite. The hall bathroom is convenient for the secondary rooms and any guests you periodically have over.

The kitchen has 2 entrances, so there is no squeezing through people coming and going in the kitchen when you entertain or when you use the wide counter for a buffet during gatherings. That counter is great with backless stools for casual meals with easy clean up too. It is also wonderful to prep cookies and meals at with help because it is so wide you can have people work on both sides at the same time. The island is well planned for setting down items while at the stove, and the kitchen has ALL new appliances with fingerprint proof finishes. There is plenty of storage throughout in the tall maple cabinets.

Due to the seamless flooring you have flexibility in how you will choose to set up your kitchen table and living room seating. We selected large furniture, and we wanted a cozier feel so we used some of the living room space to hold a large armoire for towels and miscellaneous items, but you could reclaim that space for different seating needs. Included with the home are the custom roman shades along the windows in the main living area. They are blackout shades in

case you ever want to watch TV in the dark during the day. We keep them up for pool visibility, and to enjoy the pool and foliage in the back yard.

The master has TWO master closets. We had combined our closets with the intention of beginning to add closet systems, but we never got to it. There is plenty of room, so even combined you have space. We just had solid wood shiplap installed in the master suite, a point of envy for our friends. The window area makes a great reading nook. Even with our oversized furniture you can see that the room is still spacious and is a nice private retreat. The tub is jetted and in perfect condition, we only use bath salts in it as recommended by the builder to care for the home in the best way.

The attic is huge and you can stand in it easily due to the high roof line. We have it decked for storage over the whole garage, with a walkway over to it, as well as the area immediately around the top of the stairs. If you peek up there just know we just push most items right around the top for ease of use even though we could use other parts more.

This whole neighborhood is out of any flood plans and flood insurance is not required. (we had it as a precaution by choice & have not needed it) We stayed high and dry during Harvey and never even lost power. We are on the power grid with the hospital; so on the few occasions we have lost power, we are top priority to restore before anyone else due to this fun fact. When you choose to live here you will make friends, maybe have your children outside playing and riding bikes, & be able to take walks/jogs worry free! There are always kids out riding bikes, playing basketball, and all of the neighbors here are really friendly, considerate, and we all watch out for one another. Due to this village not having an outlet, only residents drive in here which keeps it quiet and safe. The park is great and boasts a large pool open during the spring to early fall with a lifeguard. There are large open areas for kicking around a soccer ball or playing catch. Grand Central Park shopping center is wonderful and convenient. The old Kroger space is slated to become a church, and should not be vacant much longer. The second phase of the new center is being worked on; Gander Mountain, Ulta, and some others are going to be part of the new area. You have easy access to The Woodlands, and to Lake Conroe. This is a great central location! The schools are wonderful; I should know because I teach at one of them right down the road! Even when we move my kids will remain in their currently zoned schools because I work in the district and know first-hand how great they truly are! This is the CISD district that covers all of: The Woodlands, Oakridge and Conroe areas.

We hope that you will adopt this home as your own and continue to fill it with love, laughter, friends, family, and fond memories! If you have any questions we will provide any information we can. You will love living here!