

Dear Future Home Buyers,

It seems like just yesterday when we were searching for a perfect home and community for our growing family six years ago. When we toured this house, we knew immediately that it was The One as it has all we wanted on our wish list: a large swimming pool with child safety gate, a large kitchen with lots of counter space and cabinets with windows bringing in natural lights, a downstairs master suite and another bedroom suite/game room upstairs with three additional bedrooms, and a convenient location.

We fell in love with the house and made tons of updates over the years. Several of the major updates include a new roof and two complete new A/C and Heating systems with touchscreen WiFi-thermostats. As you look around the kitchen, you can find many updates including the granite countertops, reverse osmosis water filtration system, all new stainless steel appliances, Zephyr Typhoon Range Hoods (vented outside), and designer Daltile 18x18 tiles. We updated marble stone fireplace and added plantation shutters and crown molding in all family/living areas. Many of the lighting fixtures and switches were also replaced and you can enjoy the whole house sounding systems with in-wall speakers installed (two separate systems upstairs and downstairs). The master suite has newly installed custom drapery, upgraded Jacuzzi bathtub and rainbath shower.

As you move to the outside, the backyard oasis is recently updated with travertine patio with cedar-built extended seating area and covered pergola. The swimming pool that was recently re-plastered is equipped with a new pump and new filtration system. We have had many wonderful parties out at the patio - there's room for a crowd. Laughter and good food were enjoyed while kids played in the pool. The giant palm tree brings in great shade as you play in the pool, especially in the afternoon/evening. There is also a thriving fig tree right next to the vegetable garden on the side yard - get ready to harvest many sweet figs around the Summer/Fall time! There are also newly-installed home security systems including the whole house alarming system, hard-wired video surveillance system with cellphone App control, and outdoor security lights. The garage has recently replaced garage opener and a work desk/cabinets to accommodate all your DIY needs.

We are going to miss the wonderful neighborhood too. Since our house is conveniently located along Gosling between College Park Dr and Research Forest Dr, we are so close to all the amenities that The Woodlands has to offer! At evenings after dinner, we got on the bike or simply took a 5-10 minutes walk to the two wonderful parks *Gosling Sport Park* and *Bear Branch Park*. The Woodlands Mall, The Pavilion, The Waterway, Market Street, and two libraries are only 10 minutes away where you can find all kinds of shopping, restaurants and enjoy a good movie/reading. For less than 10 minutes driving, we can go to more than 10 grocery stores: Costco, Trader Joes, Whole Foods, HEB, Randalls, Kroger etc. We are only 5 minutes away from Research Park and Ride and 15 minutes to I-45, which makes commuting out of The Woodlands a breeze. All the exemplary schools from David Elementary to College Park High School are just 5-10 minutes away. There are tons of activities every weekend around the Woodlands, and we are sure your family will find many ways to entertain both adults and kids.

This house has been filled with love and we wish you, the next owner, the same good fortune. We know you will love it as much as we have and we wish you all the best!

The Ding Family at 26 E Sterling Pond Cir