

Dear Prospective buyer for 20327 Peralta Cliff,

I really love this home and neighborhood! Not only is the home beautiful, but the construction is sound.

### **Built for Entertaining**

I love the floor plan for this home. If I could pick up this home (really the entire neighborhood) and move it, I totally would without a doubt! I've entertained clients here as well as our family's annual Thanksgiving dinners and this home easily accommodates the 20ish guests that I tend to average. The oversized island is a HUGE attraction and most guests opt to gather around the island and visit. The plentiful counter space really allows food be to nicely display and the area behind the island is wide enough to accommodate the "buffet line" without anyone feeling crowded.

The home was built with the extended patio option and has a gas line stubbed out in the case for wanting to add an outdoor kitchen.

This home was the perfect size for accommodating growing children. With a bedroom, bathroom, and oversized game room, I describe the upstairs area as being "apartment-styled". It conveniently allowed for hosting slumber parties filled with giggling teenage girls while allowing them to be secluded from the rest of the house so that our normal family life could run in parallel.

I really appreciated the front two bedrooms being downstairs. While some get excited because it's perfect for families with newborns to not have tired parents walking up and down stairs through the night, I was excited because it's helpful to support aging parents who might sleepover. Having bedrooms with full baths downstairs gives the flexibility for not worrying about the stress that stairs gives them.

### **Neighborhood**

Fieldstone is like no other neighborhood that I've lived in! There is a very active Facebook page filled with helpful and friendly neighbors. All you have to do is indicate that you have a problem and someone is generally coming to help as soon as possible. I once forgot how to de-winterize the sprinklers, posted a picture, and someone came to help. There are electricians, mechanics, plumbers... you name it and there is someone ready to help out! The community offers fun events year-round so there is opportunity for fun.

### **Construction Quality and Efficiency**

I first visited this home the day streets were cleared for driving after Hurricane Harvey. The home had no water leaks and did not take in any water.

The key reason I selected a Meritage home over the competing builder is because they are known for efficiency! I've owned a home from the competing builder in the past and did not want any surprise electricity bills! The insulation in this home is really unparalleled. The attics are surprisingly cool; I've left one of the attic doors upstairs unlocked in case you'd like to see all of the foam insulation and FEEL how cool despite the August heat. The lowest electric bill I've ever had here was \$39 (winter) and the highest was \$150 (summer peak).

### **Area**

The area offers everything needed within minutes! There are 3 grocery stores that are less than 5 minutes away – Kroger, HEB, and Aldis. Waterview Town Center offers restaurants and stores (including a brand-new Target) with more coming soon! An Alamo Draffhouse is expected to be built in 2020. Starbucks is less than 5 minutes down the street and I frequent Elements Massage at the foot of the community on a very regular basis!!!

I love the walking trails, not only in the neighborhood, but right down West Bellfort in the new park with the lake.