

## Updates and Special Features, We Love our Home Because:

- I. We are in Creekside Park's Lake Voyageur subdivision, a relatively new section of The Woodlands that did not flood during Harvey
- II. Our location is convenient to Interstate 45 and the Grand Parkway 99, in between Gosling and Kuykendahl Roads but not too close to either one
- III. We are also located about a mile from Rob Fleming Park, Woodlands Community Recreation Center, HEB, several shopping, banking and dining options, The Woodlands Fire Station, and a new movie complex
- IV. Our home is perfectly located on a quiet cul-de-sac with pleasant neighbors
- V. Our home has a nice open floor plan, open kitchen, lots of natural light throughout
- VI. Our original home selections were all premium quality for the kitchen cabinets, granite countertops and tile flooring
- VII. We have added designer light fixtures in the entry and dining area, crown molding all around, custom fabricated cabinets in the utility room, shoe racks in the master closet, storage in the garage, even comfort height toilets
- VIII. We have a covered back porch that is east facing, so shaded in the evening
- IX. We have extensive records of the progress of the construction from clearing the lot through completion, that will convey with the home
- X. We have owner's manuals for appliances and devices that will convey with the home
- XI. Excellent condition, occupied since "day one" by two empty nesters, an engineer and accountant, that faithfully performed routine maintenance
- XII. We have the yard fully landscaped with a combination of native plants and ornamentals
- XIII. We have both Xfinity and AT&T fiber available at our house
- XIV. Our home is energy efficient with relatively low heating and cooling costs