

## **27911 Hollyfare Dr.**

### **Why this home is special:**

This beautiful home has a hard to find versatile 1 ½ story floorplan, all the benefits of a one story, plus an independent flexible upstairs suite.

The covered back patio with outdoor kitchen and fire pit is perfect for outdoor entertaining or for simply relaxing with a cup of coffee in the morning or a glass of wine in the evening.

The open kitchen is perfectly situated to the den and is perfect for hosting a large group on game day!

This property is walking distance to Elementary, Middle and High school in the award winning Katy school district.

Close to restaurants and shopping.

Quiet street with little thru traffic.

Recent additional upgrades: Bathroom, French doors, light trail, covered pergolas, 4 new exterior light fixtures with dusk and dawn sensors, new front lawn, 6 pear trees in backyard.



Homework



TRICIA TURNER  
— PROPERTIES —

## Why My Home is Special

We're sure you have enjoyed living in your home and have been pleased with its many features. We want to make sure we tell prospective buyers about all the special features of your home. Please fill in the items below so I can target our marketing efforts to those prospects most likely to buy your home.

### Home features that we have really enjoyed:

1. THE VERSATILITY OF A 1 1/2 STORY HOME, VERY INDEPENDENT AREA <sup>COVERED</sup> UPSTAIRS.
2. BACK PATIO & FIRE PIT FOR MANY GATHERINGS & FAMILY TIME
3. THE OPEN KITCHEN CONCEPT ALLOW US TO HAVE MANY PEOPLE WATCHING A GAME COMFORTABLY IN SOCIAL AREA.

### The type of person I think would love my home the most is:

Someone that enjoys being outside for social or family time

### ...because of these features:

THE COVERED BACK PATIO & FIRE PIT, EVEN JUST TO HAVE A CUP OF WINE

### How would you describe your home to a buyer?

HARD TO FIND CONVENIENT 1 1/2 STORY HOME, WITH ALL THE BENEFITS OF ONE STORY WITH A PLUS OF AN INDEPENDENT ENDLESS USES FULL UPSTAIRS AREA. THE OUTSIDE SOCIAL AREA IS AMAZING TOO.

### What are the features you like most about your neighborhood/area:

- WALKING DISTANCE EXEMPLARY ELEMENTARY / MIDDLE & HS.
- WALKING DIST. PARKS & CONVENIENT STORE.
- QUIET NOT THRU TRAFFIC STREET.

Thanks so much, this info will help us get your home SOLD!