

**Home features we've really enjoyed:**

The home features we've really enjoyed are many. First there is the open concept of the home. Everything flows from the moment you enter the front door you can see right through to the back, giving the house a very spacious and open feeling. The high ceilings also add to the feeling of the openness and spaciousness of the home. We've added several features like a stereo speaker system into the ceilings which is great for sporting events and parties. In addition, to upgrading some of our windows to Gulf Coast Windows as added to the quietness of the home. The backyard is very spacious with a brick decking perfect for sitting outside and to barbecue.

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

This home is ideal for a young family with school age children. Due to the incredible proximity of so many Cy-Fair ISD schools this is a perfect location for a young family. There is a daycare center just down the road and numerous elementary and high schools close by. The home is situated in one of the best school districts in Houston. Additionally, due to how quiet and peaceful the neighborhood is this would be an ideal location for empty nesters who seek to downsize.

**How would you describe your home to a buyer.**

This is a beautiful 4-bedroom home in an excellent location. It is situated in a very quiet neighborhood. We have made many upgrades to the home like granite countertops in the master and guest bathrooms as well as self-closing doors and cabinets in the bathrooms and kitchen. All the floors are tile and the bedroom have hardwood-looking tile floors. The Master Bathroom has received rave reviews due to the shower and stand alone tub and block glass window. In addition, there is canned ceiling lighting in the main living area and dining room on dimmers.

**What are the features you like most about the neighborhood / area.**

The main features about this neighborhood are its close proximity to schools, dining and activities. There is a park close by, the neighborhood is in the ISD School District, within 2 miles of Willowbrook Mall and Vintage Park and close enough to 1960 to take advantage of all the shopping, entertainment and restaurants nearby.

**Upgrades**

- Custom 8' glass doors in master shower
- Custom tile and flooring in master shower
- Custom tile flooring in master bath and closets
- Custom tub in master bath
- Granite countertops in master bath
- Oil rubbed bronze fixtures in master bath
- Custom counters in master bath

Custom white sinks in master bath

Total Upgrade - \$6,800.00

Guest Bath

Marble shower enclosure in guest bath

Granite countertops in master bath

Oil rubbed bronze fixtures in master bath

Custom counters in master bath

Granite countertops in master bath

Total Upgrade - \$3,500.00

Flooring

New tile floors installed in all bedrooms and bathrooms

Total Upgrade - \$3,900.00

Yard Landscaping Upgrades

Fresh black mulch recently added

Live Oak Tree recently trimmed

\$875

-The HVAC is brand new. Was replaced in 2018.

- All the floors in the bedrooms are brand new - replaced in 2018

- All the kitchen cabinets and bathroom cabinets are brand new

- Granite in both bathrooms are brand new

- Master Bathroom brand new

- Chandelier in entry and dining rooms brand new

- Water softener less than 2 years old

- Water penetration approximately 3"