

# ***107 Forest Valley Bend***

## **TOP 10 LIST....**

### **WHY WE LOVE THIS HOUSE!**

1. Location and privacy – nice greenbelt across the street in front of the home. We enjoy sitting on the swing on the front porch, very quiet and relaxing.
2. Convenience - major shopping centers just minutes away: HEB, Walmart and Costco. Major roads and highways close by for easy commuting.
3. Amenities – The community’s Welch Park is home to its clubhouse and aquatic area. Large resort-style pool and splashpad. Across from the clubhouse is a playground in the shade of beautiful mature trees, and behind the clubhouse is a pond stocked for catch-and-release fishing.
4. The community has an active homeowner's association that plans several events throughout the year at Welch Park.
5. Top Rated Schools – The Conroe ISD serves the community, and children living in Jacobs Reserve attend schools in CISD's Woodlands College Park feeder system.
6. 2 Covered porches and backyard covered patio to enjoy the outdoors: large first and second floor covered porch and huge backyard covered patio.
7. Generator – 2 years old. Nice bonus during bad weather, power outages.
8. Layout – total 5 bedrooms with 2 bedrooms on first floor. Huge game room upstairs with amazing view.
9. 3 Car Garage – triple wide driveway so you don’t have to park in the street. Provides extra storage area.
10. Neighborhood – very quiet and surrounded by W.G. Jones State Forest, creating a comforting sense of wooded seclusion.

