

## Things We Love About Our Home at 2816 McCulloch Circle

### St. George Place

- ✓ Convenient location: just steps away from excellent schools, restaurants, shopping and city attractions such as Post Oak Blvd, the Williams Tower and the Waterwall Park
- ✓ Short commutes to work and schools as well as brief drives to Downtown, Memorial Park and Medical Centre with quick access to several major highways (610, Westpark, 59/69, I-10)
- ✓ Feeling safe always with interconnected neighbors, private security patrolling 24/7, and well lighted streets
- ✓ Quiet weekends to enjoy the parks and to stroll, scoot and bike in our generous sidewalks with the kids
- ✓ Caring leadership always looking at improving the neighborhood

### Villa Dei Fiore Enclave within St. George Place

- ✓ High quality homes within a gated enclave
- ✓ Great balance of privacy and companionship from warm and caring neighbors
- ✓ Beautiful landscapes regularly maintained
- ✓ An efficient and mature HOA
- ✓ Dependable trash and recycling pick-ups

### Our Home

- ✓ Easy to access inner lot offering prudent separation from the open street for enhanced privacy and security
- ✓ Mediterranean home with elegant Spanish tile roof and beautiful stucco
- ✓ Fabulously large, private back patio and large side yard for cookouts and play area
- ✓ Immediate access to the kitchen from the attached garage making it easy to offload weekly groceries
- ✓ Gated front door entryway convenient and safe for online deliveries
- ✓ Quick walk down enclave's community driveway and across McCulloch for children to attend the School at St George Place or the Mandarin Immersion Magnet School
- ✓ Wide open layout on the first floor great for living and entertaining with easy access onto the patio allowing to expand the entertainment area as needed
- ✓ Open stairway connects first and second floor seamlessly featuring wood-floors and large iron railing
- ✓ The convenience of the laundry room by the bedrooms area on the second floor
- ✓ Fabulous skyline view of Williams Tower and Galleria-area from master bedroom and playroom
- ✓ Private, *full bathroom* for each bedroom plus half bath on third floor that is plumbed for addition of shower
- ✓ Generous storage spaces below the main stairs and up in the two attics

- ✓ The versatility of the third floor large enough to serve as 4<sup>th</sup> bedroom, office, playroom, home theatre, or nanny/granny suite
- ✓ Freshly painted inside and out
- ✓ Two 40-gallon Rheem Pro's hot water heaters installed December 2017 with remaining 8-year warranty
- ✓ American Standard 16 S.E.E.R. Silver outdoor condensing unit matched with indoor evaporator coils and accessories installed March 2015
- ✓ Both major high-speed internet providers wired into the house providing options to choose from

Information offered by owner, 2020