

# WHY OUR HOUSE??

To us there are many reasons this house works so well. Here are a few of what has kept us here for 18 years and a few points of history along the way.

We bought the house in 2001 when our daughter was born. She was 4 days old when we moved in. We chose Montgomery county and specifically Montgomery School District as we were looking to buy.

The school district is very highly rated in Texas and though we are sure all school districts have great educators working in them we are convinced MISD has an abundance of educators who truly have the students best interest at heart. In full disclosure neither of us are teachers but we are supporters of the district, coaches, and the teachers. The amount of sports teams and scholarships available is amazing. The girls golf and the football programs are awesome.

In this house our daughter learned to walk, talk, ride a bike, swim, dive, fish, drive a boat, and ride a jet ski. The protected end of the canal that is away from the fast boat traffic is a great place to entertain and teach. This is a great place to have parties and keep an eye on everything from the spacious decks.

We had blow up islands, floats, and swim lessons for the kids all right in the front yard.

The neighborhood is small (only 2 streets), has an optional boat storage in the neighborhood, a private boat launch in the neighborhood, and a park for the kids. The neighbors are great. Lots of people to talk to and become friends with and several of the neighbors like to get together and play games.

As far as the house itself goes it has been a fantastic house for us.

We are moving to a one story because we are getting older and it is closer to work.

We have many great memories of the times and all of the parties we have had at this house just as you will with your friends and family.

The instant hot water heater is new and was installed in 2019.

The theater seating in the living room all connects together and all 3 are movie style recliners.

The huge windows let in lots of sunlight on sunny days.

The kitchen cabinets, appliances, and granite are all new in 2017.

The entire interior of house was painted in 2019

The entire exterior of the house was painted in 2019

The decking boards were all replaced with composite decking in 2018

The sprinkler heads are all replaced in 2019

The driveway expansion was in 2018 when our daughter learned to drive.

The lemon and lime trees are simply because everyone loves a slice of lemon in a margarita once in a while.

The decks allow plenty of space for letting the kids play but having a separate deck for adults.

The school bus stops at the corner just 1 house away.

Crappie, bass, and catfish all come to spawn in the front yard every year. We have pics of our daughter at 2 and at 18 catching fish right on the dock. Plus for dad its a great way to night fish a little without having to pack a truck load and drive an hour. Its right here in the yard.

The water stays 3-5 feet deep all year depending on rain. We have jet skis and have never had a problem with getting them in and out.

There is space in the garage for the extra freezer and fridge.

The whole house water filter and water treatment system were replaced in 2019.

The roof is new in 2013.

We are adding a few incentives for the buyer. Flooring is a personal touch so we are adding a \$2500.00 flooring add on, \$1000.00 towards a refrigerator, \$500.00 towards a freezer in the garage, and \$300.00 for landscaping, and \$700.00 towards moving cost. This totals \$5000.00 in discounts off the accepted price offer of the house