

## *10 Things We Love about 30630 Tealcrest Estates Dr.*

- 1. Large Kitchen with plenty of Storage and opens to Family Room. Great for entertaining!*
- 2. Flex Room can be used for Office, Playroom, or converted to a 4<sup>th</sup> Bedroom.*
- 3. Open Floor Plan, yet has dedicated rooms for the best of both worlds!*
- 4. Sidewalks, Mature Trees, Friendly Neighbors, and Tucked Away off a main street.*
- 5. Close proximity to I-45, 99 Grand Parkway, and The Woodlands. Convenient Location!*
- 6. Large 3 Car Garage finished with Storage Space Above.*
- 7. Spacious Primary Bedroom with Bay Window. Great for Work-From-Home area or a Bassinet.*
- 8. The Half Bath! Conveniently located.*
- 9. Much Storage Space and Sizeable Closets*
- 10. Built-Ins, Double Side Base Boards, and Upscale Finishes*

### *Other Notable "Loves" (10 were not enough!)*

- 1. Mile from Kaufman Elementary School. Kids are eligible to be picked up by the bus in front of the house.*
- 2. "Neighborhood cul-de-sac". Yes, tucked off the main street, but the neighborhood feels like one big cul de sac. There is very little if no through traffic. Kids can play all in the neighborhood with ease of mind.*
- 3. Neighborhood connects to Common Playground and Nature Trails via a sidewalk.*
- 4. Neighbors of all ages, plenty with children, plenty that raised their children in the neighborhood.*
- 5. Close access to grocery stores. Rayford Road completion helps with morning and afternoon commute.*
- 6. North Side of town. Our neighborhood did not flood. With the major storms over the last few years we are North enough to get minor wind gusts and tucked away on the high ground to escape flooding perils.*