

### **Upgrades / Updates for 1703 Sweet Grass TRL**

All rooms painted w/in 12 months  
Ceiling fans in all bedrooms  
All new windows - 2019  
Pex waterlines  
2 yo washer and dryer  
Marble kitchen counter tops  
2 yo kitchen appliances  
3 yo tile flooring throughout ground floor  
New (summer 2020) 5 ton AC  
2 yo furnace  
Exterior accent paint  
Covered outdoor workout space or workshop  
New fence around back yard  
Gutter guards  
Crystal chandeliers throughout ground floor  
Electric garage door opener  
Custom kitchen backsplash

### **Key Features**

Beautiful front views of green space  
Excellent natural lighting from windows  
Open concept living space  
Large fenced back yard  
Beautifully landscaped front yard  
Quiet neighborhood  
Neighborhood patrol provided under contract with Harris County Constables  
Classic color scheme throughout home  
Excellent home for family with children

### **Note to Buyers**

When I moved to Houston I looked at houses from The Woodlands to Galveston and found nothing comparable to this house in terms of size, layout, and yard. Having come from Los Angeles and Seattle, I appreciate the beautiful green space across from the front of the home, and the being in easy reach of all Houston has to offer.

I am a retired attorney and served as a Navy JAG. I have worked for an American fashion designer, am a fashion model, and own a tech consulting company. The first thing that I noticed when being shown this house was how similar it was to homes in which I had done photo shoots. I proceeded to create an interior design with the look and feel of those houses. I chose to use classic colors throughout the house, and I absolutely love the open living space along the back of the house. The adjacent open green spaces make me feel as though I live not in a city, but in a peaceful quite natural environment. In this period of COVID concerns, this house is an excellent safe space for a family and allows for ample work from home space and opportunities.

I have truly enjoyed my time here, but the demands of my business require me to relocate. I hope you see in this house that which I saw, and which I created.