



3BD, 2BA HIGHLAND HOME

HOME: 2610 SQFT | LOT SIZE: 11,566 SQFT

Better than new Highland built home. Very clean, 3 year old house with great upgrades and no builder upsells. This 3 bedroom 2 bath home has a plan that cannibalized a bathroom in favor of a bigger living room, kitchen, and dining area so the family has room to spread out and have gatherings. Why do your kids need their own bathroom? Your grandfather and his 6 brothers all had to share the same outhouse and he turned out great. The message is clear: less bathrooms = more success.

Built in a cul-de-sac on one of the biggest lots in the suburb, pond adjacent, with high ceilings, home office, \$7k water filtration system, plenty of light, and sunrises that are out of this world--this home has plenty to love. Owners are moving to The Woodlands to be closer to work.

Approximate break down of utilities:

12 mo average:
Electric: \$128.48
Water: \$120.70
Gas: \$39.96

HOA: \$1075.00/yr
Taxes: 3.18%

\$390,000.00

MLS#: 95872808



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November 25, 2020

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