

HOME FEATURES

- Graceful front elevation with metal-roofed front porch for character
- Beautifully landscaped front yard with stacked rock border
- Amazing, oversized lot backing to greenspace/pasture and large trees for privacy. Plenty of room for a future pool.
- Covered back patio with gas hookup - perfect for entertaining
- 3,650 square feet well-laid out floor plan for good flow and function
- Custom 4" plantation shutters throughout providing timeless and finished look
- Crown molding in entry and primary bedroom; tray ceilings in study and primary bedroom; art niche in entry hall
- Vaulted ceilings in entry/hall, family room, kitchen, and dining room
- Engineered hardwood flooring throughout first floor except bedrooms, tile in bathrooms & laundry, carpet in all bedrooms, stairs, and upstairs rooms
- Chef's kitchen with designer finishes, TX-sized island, double ovens, 5 burner gas range, SS GE Profile EnergyStar appliances, under-cabinet lighting, pendant lighting, built-in trash can next to sink, spice rack in oversized pantry
- Custom built-in desk cabinetry in upstairs game/craft room/flex space
- Hidden storage behind secret bookshelf door leads to easy access to attic HVAC; more storage in attic via pull-down ladder (where water heaters are)
- Large laundry room with built-in counter, closet, & drop zone
- Trendmaker Energy Savings includes Honeywell smart automation programmable digital thermostat (2 zones), radiant attic barrier, 13+ SEER high efficiency air conditioner w/dual units, ceiling fans in family room, game room, primary bedroom; blocked and braced for future fans in all bedrooms.
- Trendmaker Smart-Wiring includes wiring for security system & built-in motion sensors\*, electronic keyless entry system, surround sound in family room (4 ceiling speaker locations and one sub-woofer location), Wi-Fi connectivity access panel in downstairs closet
- 3 car extra wide driveway - perfect for guests, elderly parents, or teenage driver
- 3 car garage w/2 remotes and code pad; work counter with pegboard above
- Sprinkler system front and back - 9 zones
- Age of HVAC, Roof, Water Heater - 2016
- 10 year structural warranty term ends 2026

ASSOCIATION / AREA FEATURES

- HOA fee \$890 annually (\$74 monthly) includes maintenance of common areas, grounds, park/playground, splashpad, trails
- Quiet, tree-filled community with pride-filled owners who actively meet & greet with neighbors / block party every 1<sup>st</sup> Friday of the month at the park from 6-8pm.
- Short drive south to Hwy 290 Cypress area shopping & outlets or north to Grand Parkway/99 towards Spring/Woodlands/Katy - 37 minutes to IAH Airport

MONTHLY AVERAGE BILLS

*based on light usage, since sellers are rarely there*

- Electricity (Volt): Summer - \$150; Winter - \$80
- Gas (Centerpoint): \$20
- Water (MUD): \$60
- Pest control w/termite prevention (Home Team): \$120 bi-monthly
- Lawn maintenance: \$150

NEGOTIABLE ITEMS

- Vivint Home Security/Safety Package
  - \*Motion sensors stay with the house; Vivint equipment is owned by seller and useful only with a Vivint service (approximately \$35/monthly).*
- Refrigerator
- Beds - mattresses are all new within 3 yrs and lightly used
  - 2 downstairs are adjustable TempurPedic (queen and king)
  - 3 upstairs are regular mattresses
- Sofa
- Potentially other furnishings upon request