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# WHAT BUYERS WANT TO KNOW

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## HOME HIGHLIGHTS

- Former Model Home ~ Ton's of Upgrades
- Spacious Kitchen with 42" Cabinets, Granite Countertops, Island, Breakfast Bar, & Pendant Lighting
- Spacious Breakfast Room with lots of Natural Light
- Dining Room/Study with French Doors, Wood Floors, & Designer Chandelier
- Master Suite with Tray Ceilings, Jacuzzi Tub, Separate Shower, & Walk-in Closet
- Spacious Walk-In Laundry Room
- 2 Car Detached Garage with Upgraded Garage Doors & Double Wide Driveway
- No Back Neighbors
- Award Winning Humble ISD ~ Walking Distance
- Home has NEVER Flooded
- Home had NO BROKEN PIPES or Damage From February 2021 Freeze
- NO Prior Insurance Claims (Including Flood)

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## RECENT UPGRADES

- Interior / Exterior Trim ~ Freshly Painted with a Beautiful Soft Grey Sherwin Williams Paint & Crips White Baseboards (3/2021)
- BRAND NEW ~ Shaw Plus Carpeting with Upgraded Pad (3/2021)
- Custom, High-End Designer Lighting & Fixtures Throughout
- Lush Landscaping ~ Freshly Mulched
- Energy Efficient A/C ~ Fantastic Condition ~ Serviced & Maintained Annually by Certified HVAC Professional (3/2021)

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## HOA & COUNTRY CLUB HIGHLIGHTS

- Gated Entry with Remote Key Fob Access
- Front Yard Mowed by HOA
- Private Subdivision Lake Access (Lake Houston) ~ Boat Doc ~ Boat Ramp ~ Pier
- Lovely Neighborhood Park ~ Pavilion & Dog Park
- Social Membership to Walden County Club
  1. Pool Access
  2. Sauna Access
  3. Gym Access
  4. Social Gatherings
  5. Golf Court
  6. Tennis Courts