

## The perks of 2300 Tarrytown Crossing and the Teas Lakes neighborhood...

### 1) The lake (aka “back pond”).

- *The birds:* In the early spring, flocks of Mallards skim the lake and vacation for a few days on their way to their summer homes. Robins, Bluebirds, and other migratory birds visit to feast on worms and seeds. Cardinal pairs are common visitors. Occasionally the bald eagle family that nests in this area can be seen surveying the lake.
- *The wildlife:* Though we do not have deer, there are rabbits, red fox, and black and brown squirrels. And there’s always waterfowl on the lake (not just migratory).
- *Like to fish?* The lake is stocked each year for catch-and-release fishing from the banks or the dock.
- *The view:* Though the back of the house faces N-NW, we are still able to capture beautiful sunrises and sunsets from the back porch. Speaking of the porch, it is a very serene location to start the day with a cup of coffee or end your day with an evening beverage.

### 2) The neighborhood.

- *Neighbors:* Homes in the neighborhood are residence to senior couples and singles, young couples just starting their life journey, and everything in between. There are two neighborhood Facebook groups that are very active – using the platform to support one another, share news items, and answer neighbors’ requests for help or area information.
- *Out and About:* Residents can be regularly seen walking, biking, or stroller-pushing throughout the neighborhood and on the walking path around the lake.
- *Activities:* The HOA coordinates seasonal yard sales, awards for quarterly “best yard” in each of the 4 sections (we are in section 4), and seasonal community events for families.

### 3) The House.

- Being one of the newest houses in the neighborhood (built in 2013), it does stand out from the rest (average build date in the neighborhood is 2005-ish). Gutters were added in November 2018 and the Hot Water Heater was replaced in 2020.
- The floor plan has worked well for our family. The large master suite is wonderful and very private. The kitchen is a dream to cook (and socialize) in. The house has weathered hurricanes and winter storms well. The front lights are on a solar eye, activating at dusk and turning off at dawn.

### 4) Fiber Optic Internet.

- Teas Lakes was one of the early neighborhood-wide adopters and installers of Tachus’ fiber internet service. The house has been wired for and has active Tachus – and Suddenlink cable – service. The rates are reasonable and service is reliable.

### 5) Proximity to community services.

- *Retail:* Though Teas Lakes seems tucked away, it is comfortably tucked between Willis and Hwy 105 in Conroe and the commercial/retail area at I-45/N 336. Kroger in Willis is within 15 minutes – by the “backway” or via I-45. HEB on 105 (i.e., W. Davis) is within 15 minutes in the other direction – by Longmire, I-45/3083, or I-45/105.
- *Recreation Areas:* The back of Teas Lakes is connected to Chase Run. Residents of Teas Lakes have use privileges of the recreation areas (playground, pavilion, sports court) that is just a short walk (or drive) from the house. Similarly, residents can also use the parks in Panorama Village and purchase seasonal pool and golf passes. There is also John Burge Park with a walking path on MP Clark Rd.