

105 Summer Haze Ct

Move-in ready, well-maintained Lennar Townhome in great location in the desirable Village of Alden Bridge community, low tax rate, easy access to Research Forest, FM 1488 and I-45. Cul-de-sac, on the greenbelt. Two pantries, Double-paned Windows.

Refrigerator, Washer and Dryer included

General Upgrades/Improvements:

- Roof replaced June 2020
- Replaced HVAC System with **Trane** 16 Seer (Condenser, Coil/Air Handler and Furnace) March 2018. Equipped all duct runs with dampers. Improved the airflow by adding a duct run to the secondary bedroom closet; and, by originating the duct run from the plenum to the secondary bathroom and the laundry room. Shortened and re-routed the secondary drain line so it would have the ability to drain more efficiently, if needed.
 - System includes **Aprilaire** Media Filter (whole house filter system)
 - Honeywell Thermostat (Blue tooth capable with Honeywell app)
 - Transferable Warranty
- Replaced water heater March 2019
- New carpet and pad Dec 2020
- Fresh paint to include pantries, closets and garage
- Updated Kitchen, granite countertops, backsplash, S/S sink, faucet and disposal
- S/S appliances, includes a **LG** Convection Double Oven, Side by Side Refrigerator and new S/S microwave (there is an available gas connection for stove)
- New exterior backdoor
- New storm doors, front and back (with changeable screens)
- Replaced living room flooring
- Installed crown molding throughout the downstairs
- Added ceiling fans to all bedrooms, landing and living area
- Replaced in half bath: the vanity, light fixture and mirror
- Replaced all blinds with 2"
- Replaced hardware with lever handles, brushed nickel
- Replaced light fixtures in the entry, kitchen bar, breakfast area, master bath, outside garage
- Replaced mirrors in the master bathroom and the secondary bathroom
- Garage door entry with remote keypad
- Pantry spice rack

Dear Future Homeowner,

I moved to this neighborhood because I liked the location; I wanted to be in the back of the neighborhood, in the cul-de-sac and on the greenbelt ensuring no front or back neighbors.

I have enjoyed every moment in this home and I took advantage of all the amenities the Woodlands has to offer, especially the nearby dining, shopping and walking/hiking trails. I have met and made some great friends in this neighborhood and enjoyed the sense of community I found here. I have many fond memories walking with my neighbors in the spring and summer months in the circle and on the walking trails. We enjoyed hiking in the nearby Jones State Forest. We also loved walking the greenbelt and just being able to get outside in nature, birdwatching and seeing the occasional bald eagle. We spent many evenings on the back deck grilling and enjoying the beautiful sunsets; it was our own private oasis with no backyard neighbors.

We are moving because we found that after a few years we needed a little more space for our blended families. We hope the next homeowner enjoys this home and creates as many wonderful memories as we have and turns it into a real home.

Sincerely, Current Homeowner



