

Welcome to 4407 Lorinda!

Thank you for taking the time to look at our home. We wanted to share a few of the things we love about our home as well as more information about the updates.

My wife and I moved to Oak Forest in 2017 because we were looking for a family-friendly neighborhood that was still close to all the things we love in Houston. We were really drawn to the Candlelight Estates pocket within Oak Forest for the consistent “ranch-style homes” throughout. At acquisition, we made a few updates to the house consisting of removing the wall between the dining and living room, removing low cabinets between the kitchen and living room, installing a vent hood above the stove, upgrading the front door and light fixtures, and installing new crown molding throughout the house.

We were attracted to the house in the first place because it was owned for 5+ years by a family who had taken great care of it and had renovated the master bathroom. The house is also newer (built in 1979) compared to most of the 1950’s and 60’s homes in the neighborhood.

During our first year of ownership, we, like all Houstonians, had to watch as Hurricane Harvey came to Houston. Luckily for the house and the neighborhood, we never saw any standing water on the street and felt lucky to be situated where we were. The house continued to be in the clear through various floods and freezing temperatures.

In 2018 we moved to London and rented the home to two loving families for the last three years. By all accounts from our tenants the home has been well taken care of with minimal issues. We did have to replace the Air Conditioning unit in 2020, which comes with a full ten year parts warranty on the furnace and condensing unit.

We hope you love the house as much as we did. It is beautiful on the inside and out, located in such a lovely neighborhood, and will be a great home for a long time!

**Favorite Restaurants nearby:**

- Tacos A Go Go (1.7 miles)
- Les Ba’get (2.5 miles)
- Aladdin Mediterranean Grill (2.4 miles)
- BB’s Tex-Orleans (2.4 miles)
- Gatlin’s BBQ (2.1 miles)
- Slowpokes (3 miles)

- White Oak Bayou Greenway Trail (0.8 miles) – our favorite memories are riding our bikes from our home down into the Heights on this trail during sunny weekend days

**Monthly Utilities:**

- \$178 / month for electricity, gas, and water

**Favorite Bars nearby:**

- Wakefield Crow Bar (2.3 miles)
- Great Heights Brewing Company (2.3 miles)

**Favorite Activities nearby:**

- 5050 Acorn Golf Driving Range (2.1 miles)