

“Why we love this home!” in homeowner’s own words

Favorite features: “the gas fireplace – came in handy during the February freeze; big windows that overlook the back yard”

Best thing about the location: “Close to library, grocery, pharmacies and the 5 reservoirs for walking (Exploration Green). We have never flooded here. Mall and restaurants and Clear Lake Hospital very close”

Neighborhood hot spots:

- ♥ Dunkin Donuts very close
- ♥ Reservoir now total 5 ponds with great walking trails, flowers, birds (Exploration Green www.explorationgreen.org)
- ♥ Kroger, HEB and new HEB super center coming 12/21 (between Lowes and Home Depot)
- ♥ Library nearby
- ♥ Playground and ball fields nearby
- ♥ Community Association has pool, gym and workout rooms available for a nominal fee

Features, Updates and More!

- Quiet neighborhood
- Circular driveway
- Energy efficient windows and sliding doors from Window World
- Custom blinds
- No street facing windows
- Porcelain floors in living room, hall and closets (recent)
- Tall kitchen cabinets. Rolling island/counter
- Tile flooring in entry, kitchen and dining
- Gutters replaced
- NEW carpet in two bedrooms (May 2021)
- Gas log for fireplace, chimney inspected and new chimney cap
- New gate and property line fencing between neighbors to the left of house
- Roof has been resealed and checked
- Sump pump in back yard low area that drains to front of home
- Large storage area at front of home
- Slab poured behind fence for additional parking with gate
- Water heater just 5 years old
- Electric panel replaced
- HVAC - Air conditioner and furnace replaced two years ago (partial transferrable warranty) Ducts cleaned as well
- Hall bath shower remodeled in March 2021