

【SPECIAL FEATURES】

10402 Quiet Courtyard Rd, Houston, TX 77043 \$365,000 \$166/sf

- Driveway has been extended to accommodate several cars. A rare feature in any new neighborhoods in this area.
- The entire lot has been meticulously leveled to ensure rain will always drain away properly. The best quality turf has been installed so that you can go outside and not worry about fire ants, or constantly applying lawn chemicals. Good for your health and good for the environment. Turf replacement and enhanced drainage cost well over \$10,000
- Extra 9 feet long counter that extends from the kitchen is added. It is perfect for hosting dinners, esp. potlucks. The large drawers under the 9' counter means super easy access to everything stored. No more fumbling for items placed in hard to reach under counter cabinets. I can easily see what is there in one glance. These drawers accommodate A LOT!
- Carpet upstairs has been replaced by wood like floorings that match well with the builder's flooring downstairs. Easy to clean. The 100% wool rug is for the grand piano. It will stay.
- The attic has an A/C vent. It will be cool in the summer and warm in the winter. Your pipes will not burst in the attic with this feature.
- Corner house means a bright house. No west facing windows means cooler summer afternoons. East and north facing windows are great for morning sun exposure.
- This is a very close knit neighborhood where everyone looks out for everyone else. We take care of each other's mis-delivered packages all the time. Great wonderful neighbors.
- Low tax rate and NO MUD tax! A lot of house on a premium lot for \$166/sq ft. Unbeatable value.
- Excellent location:
 - 0.3 mile, easy walk, to YMCA
 - 1 mile to Sam Houston Pkwy
 - 1.2 mile to HEB
 - 4.2 mile to Memorial City Mall
 - 4.2 mile to Memorial Hermann Medical Center at Gessner and I-10
 - 4.5 mile to Town and Country City Centre

10 miles to Chinatown

25 miles to Bush Airport

- We are moving because of a new job in Illinois. We have enjoyed living in this neighborhood for the last 3 years. I love taking walks along beautiful and serene tree lined Centrepark.