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*Simply Exceeding Expectations*

## TOP FEATURES ENJOYED MOST BY OWNERS

I have resided at 30 Brookline Court, The Woodlands, Texas since 2012. The top features I enjoyed could be broken down into three categories: the actual house, the location, and the schools in the area for my children. In the house, my two favorite features are the Office/Gameroom and the backyard patio and pool. The Office/Gameroom is a great bright sunny space we have enjoyed through the years, as it has wood tile floors, two sets of French doors leading to the dining room and the entryway, shelving and most of all, is a very bright space at the front of the house facing the front yard with large windows. My son has used this as a Photoshoot studio, as this is his passion, and in years past, we used to have movie nights and even Ping-Pong (table tennis) nights in this area as well. The fact that the area can be closed off with the French doors was great when my kids became teenagers, as it provided a private space to host groups of friends, while other occupants were in other areas of the house. I also really loved the four oversized bedrooms upstairs, particularly the one with a wall of windows facing the front of the house. The patio/pool is a great large area that I utilized for many family gatherings and particularly kids' birthday parties, as the large patio and yard was able to accommodate rented Bounce Houses, ping-pong tables, a trampoline, as well as swimming during the parties, so inviting the entire class was possible with so many activities options I was able to provide.

The location has truly been the MVP of this house for me, as I am able to walk the neighborhood cul-da-sacs at night with my dogs, bike to retail, tennis courts, Lake Woodlands for canoeing, The Woodlands Mall, and two movie theaters, and restaurants, including my favorites Le Madeline and Potbelly Sandwich Shop in Market Street; and jog throughout the area on the numerous pathways. I literally have measured out running courses on the pathways of 1 mile, 1.5 miles, 2.1 miles, 2.5 miles, and a six mile loop around Lake Woodlands. I enjoyed running/walking/biking in the



daytime, but also late night walks after dark in the cul-da-sacs in my immediate neighborhood, which, if you walk all the cul-da-sacs, takes over an hour, without ever being exposed to main streets or traffic.

The elementary and intermediate schools are also bikeable for the kids (10-15 minutes), and a very popular way to get to school particularly in the 3-6 grade range. The bus stops for all the schools are just across the street from the back of the house, as is a playground, park and lake for fishing (Clover Park), with tennis courts and two other lakes down the street at Meadowlake Park (0.9miles). The house is zoned to Sally K. Ride Elementary (K-4), Collins Intermediate School (grades 5-6), Knox Jr. High School (7-8), and College Park High School. College Park High School hosts the Conroe ISD Science Academy, a competitive program for high achievers interested in working with a cohort of fellow students through their four years with enhanced math and science curriculum. My immediate neighbors have an elementary school boy (around 6 years old) and girl (around 9 years old), and are very cordial. The other surrounding houses next door and across the street are all retirees.

In summary, I have enjoyed how comfortable I feel at this house in the deepest/most private part of the cul-da-sac and how convenient it is to go on a bike ride, walking, and running throughout the neighborhood.