



10 Wildewer Pl.

*Simply Exceeding Expectations*

## TOP FEATURES ENJOYED MOST BY OWNERS

- \* Back gate opens up to the park (Terramont) between playground + pond. Access to miles of hidden hiking + biking nature trails. Park has tennis courts, dog park, skate park, Frisbee golf course (hills seen from gameroom upstairs). Steps away from fishing pond accessed via trail out back gate as well.
- \* Quiet cul-de-sac with little traffic + no street noise.
- \* Families able to bike to close-by shopping centers. Kids can bike to Deretchin Elementary.
- \* No other neighbors backing up to house - Quiet
- \* Open floorplan with lots of space - sunroom could potentially be a second office or craft space.
- \* Master Bedroom downstairs gives privacy.



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**kw** THE WOODLANDS  
& MAGNOLIA  
KELLERWILLIAMS REALTY

- Backyard - Fire Pit + Pool with slide, fountains + hot tub.
- Low maintenance backyard - lots of opportunity to landscape (recently removed 110 trees that died in the freeze). Open backyard gate to open space for kids + pets. <sup>open gate & expand yard by many Acres</sup>
- Generac Generator - has been maintained with quarterly maintenance checks.
- No street or backyard flooding
- 3 car garage - tons of storage space
- Mother-in-law / Babysitter / guestroom Suite upstairs. Very private could be a reading room.
- Upstairs kids computer niche for 2 computer / work areas. / Craft room / Storage
- Jack N Jill bathroom plus another full bathroom.
- Gameroom could be library / home gym theater room. <sup>space</sup>
- Downstairs front closet has a ton of storage <sup>space</sup>.
- Tons of kitchen + laundry room cabinets Room for 2nd refrigerator in laundry room
- Office Doors closed create quiet work space.