

14822 BROADGREEN

NOTES FROM THE OWNERS:

We have absolutely loved calling 14822 Broadgreen home for the past 3 years! It will always hold many fond memories for us and our girls. If it wasn't for our return to our home country of Australia we would have stayed for many more years. Below are just a few reasons why we have enjoyed our time in this special home and neighborhood ...

- Terry Hershey Park access at the end of our street. The park winds along the Bayou – paved track on the north side, and bush trails on the southern side stretching from Katy in the west to the beltway to the east. Perfect for walkers, joggers, cyclists, bushwalkers and trail riders.
- Nottingham Elementary School at the end of the street. Easy walk for students as well as open access to the school facilities including a running track, fitness equipment, playground slides and swings, as well as a hard top basketball court
- One street away from St John Vianney
- Walk to popular restaurants on Memorial Drive
- Stroll Terry Hershey Park to the cafes and restaurants along Eldridge Parkway
- A short drive to Town and Country for a huge selection of indoor and outdoor dining options, bars, high-end shopping and movies.
- Make your way to work in the Energy Corridor via a short stroll or bike ride along Terry Hershey Park to ConocoPhillips, BP, McDermott, CITGO or five-minute drive to nearby offices for Shell, WorleyParsons, Keiwit, Technip as well as medical services like MD Anderson and Memorial Hermann.
- House designed around outdoor living – house wraps the pool area with access from the master bedroom, lounge room and pool room
- While the rest of the house has new timber floors, the pool room features slate tiles which allow for wet access to the full bathroom and refreshments.
- Tropical gardens and pathway surround the pool area and a shady oak offer a relaxed and cool environment to spend summer days to escape the Texas heat
- The tree-lined street offers cooling shade for a front porch relax, and for the occasional neighborhood family-friendly catchups. A really good mix of young families and long-term residents that raised their children in the street surround the house.
- Upgrades completed late 2020 included new timber flooring throughout, upgraded bathrooms, including master ensuite, fresh painting throughout
- New timber floors throughout main living areas and bedrooms
- French doors provide a quiet space for a comfortable and secluded home office space.
- The pool room offers plenty of space for visitors to call their own with a full bath, or for home schooling, or a private space for a playroom, or recreational space.

** ALL INFORMATION PER SELLER **

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