



COLDWELL BANKER
REALTY

Calvin Waida
Realtor®

Welcome Home to 241 N Lynx Trail

Things we **LOVE** about this home:

1. Charming curb appeal. Covered front porch.
2. Gray kitchen with open concept to family room
3. Wood look Vinyl Plank Flooring
4. Spacious 4 bedrooms
5. Vaulted ceiling in Primary Bedroom

Things we **LOVE** about the community:

1. Close to shopping / restaurants (Love the new Harvest Market)
2. Walking/Biking trails throughout Woodforest
3. Walking distance to Wallaroo and Fox Trails Park
4. Both Woodforest Pools (Forest Island & Lap Pools)
5. Friendly neighborhood

Average Utility Bills:

	COMPANY	SUMMER AVG.	WINTER AVG.
GAS	Gas Energy LLC	20	80
ELECTRIC	Mid-South	187	54
WATER	Mid-South	64	34

Other Details:

- Mailbox # and Location: North Lynx Trail Cul de Sac
- Trash Pick-Up days: Friday
- Trash Can(s) provided? Yes
- Recycling Can(s) provided? Yes