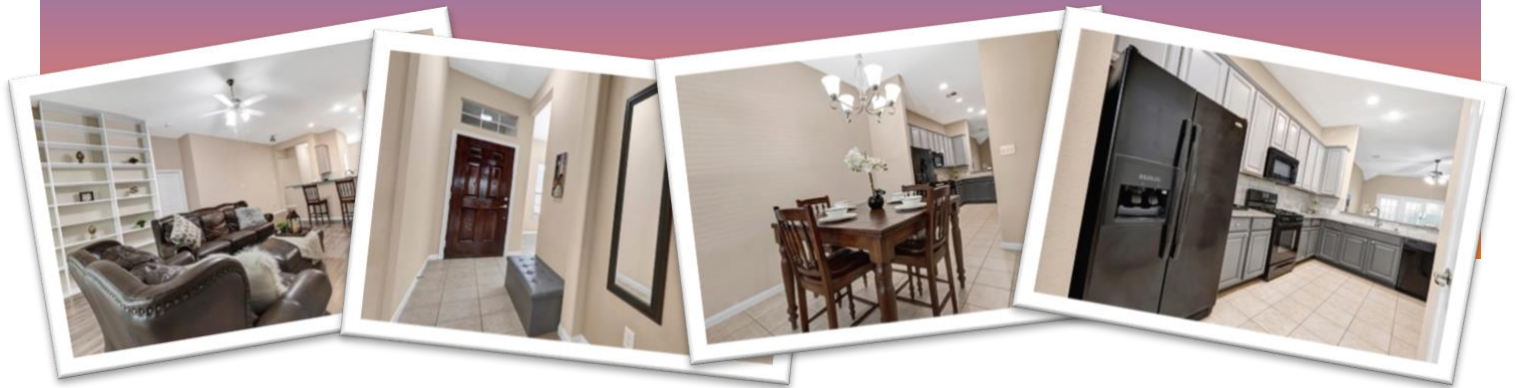
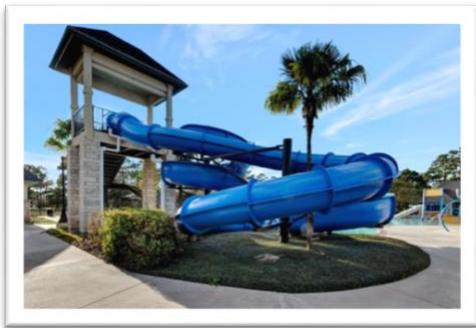


7218 S Boulder Cliff Lane



Fall Creek Community

- 20-25 min from Houston Downtown
- Located at the convenient junction of Beltway 8, I-59 and I-45
- Neighboring the Golf Club of Houston
- Highly rated Fall Creek Elementary School located within the community



- Amenities:
 - two pools
 - a water park
 - a fitness center
 - a sports complex: Baseball/Soccer Field, Sand Volleyball Court, Pavilion
 - tennis courts
 - walking trails
 - several playgrounds

Amber Wood HOA

- * Property (building and content)/wind and liability insurance
- Lawn services including mulching and tree trimming
- Repairs, everything outside: roof, gutters, watering system, garage doors, siding, etc.
- Driveway power wash
- Gutter cleaning

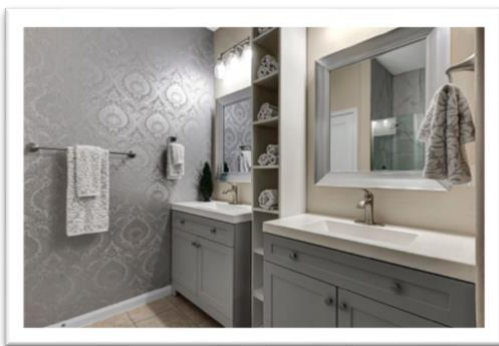
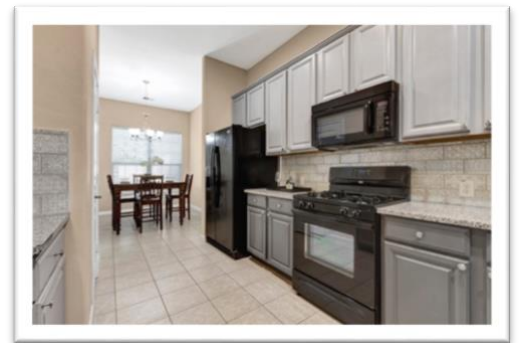


7218 S Boulder Cliff Lane



7218 S Boulder Cliff Lane

- The only house in Amberwood that has been remodeled throughout
 - o retiled shower/bathtub walls
 - o new vanities, bath fixtures, custom shelving, and master bathroom wall lighting
 - o retiled kitchen backsplash and new faucet
 - o laminate floor
 - o freshly painted kitchen cabinets
 - o custom built-in shelving units in the living room and garage



- Care-free/maintenance free living ("Amber Wood HOA ")
- Incredible amenities (see "Fall Creek Amenities")
- Quiet, friendly, and green neighborhood
- Calming forest in the backyard (no back neighbors)
- Walking distance from the elementary school
- The sunroom could be used as an optional third bedroom