

# 82 Wood Manor Place

## Village of Grogan's Forest

### 12 Things We Loved About Living Here

1. Large corner lot on secluded oversized cul-de-sac street.
2. Fondest memories of grandkids learning to scooter and bike ride on the oversized cul-de-sac in front of our house. Many laps have been ridden on tricycles, scooters, bicycles and battery cars.
3. Mixture of neighborhood families from young families with small children to families with school age kids, to empty nesters.
4. Beautiful, quiet, remote section of Mason Pond. Great for biking or walking the safe streets with very low traffic patterns.
5. Wildlife: From the birds swimming in the pond, hummingbirds making regular paths of flight to ornamental trees here, curious squirrels, to graceful mother deer bringing their fawns to graze in the green spaces of our streets and perimeter, this is a magical hidden gem of nature in the front of The Woodlands.
6. Awesome access to Hwy 45 and commute downtown for work, yet low on the noise factor with such close proximity.
7. Close to Hughes Landing, Market Street, The Woodlands Mall and all of the amenities of shopping and dining; not to mention close proximity to The Woodlands office buildings and the hospital corridor for work and medical needs.
8. Open, spacious living areas for dining and entertainment both inside and in the backyard covered patio area.
9. High ceilings, tall Doors and large windows. Warm hardwood flooring throughout living room and all bedrooms.
10. Four bedrooms - all on first floor for grand babies to be close by when having a sleepover.
11. I love, love, love my master closet. Built in ironing station for touch ups, pull out laundry hampers, slide out hanging trouser rods, additional pull down extended hang up rods. Shoes, shoes, shoes storage, USB outlets on dresser wall for charging electronics. Plenty of cabinet & shelf space for purses, sweaters storage boxes. Added telescoping rods for ties - belts - scarfs and accessories to coordinate outfits or bringing home the dry cleaning to put away.
12. Large spacious kitchen for the cook and all the helpers during holiday gatherings.