

# **Welcome to our home!**

We have loved living in this area of town as well as this house for the past 19 years. We enrolled our son in a school closer to town so after a lengthy decision process it was time to let go of our long-time home.

We chose this area of town for its easy access to the Beltway, Westpark tollway and 1-10. Texas Children's Hospital is a short trip west as is Memorial Herman heading east. Also, living just minutes from Westheimer as well as Town & Country/Memorial City offers countless options for shopping, eating out, and entertainment. Many everyday stops are within walking distance such as Kroger's, Starbucks and LA Fitness. There are some great hike and bike trails in George Bush and Terry Hershey Parks less than a mile away.

This home has met our needs quite well. The master bedroom and bathroom are conveniently located downstairs while the upstairs has four bedrooms with two full bathrooms. The large bedroom upstairs can be optionally used for a game room and we used it as an in-law suite with two built-in closets and access to a bathroom. There are great views of the neighborhood lake, fountain and trail from the front of the house.

The house has been lovingly updated for its next chapter. All the carpet has been replaced with allergenic-friendly hard surfaces. The updated kitchen is large and is a great place to cook and entertain with open concept living. The dual HVAC system has been updated to high efficiency. The roof was replaced in 2021. The master bathroom was completely renovated, and the secondary full bathrooms and powder room were updated as well. The landscape has been refreshed for easy maintenance while the back patio has a great new surface.

While we are excited about a new chapter in our lives, we certainly will miss this house and the quiet, friendly neighborhood. We hope you will consider being the next owner of this wonderful home!