

#### 7811 Trinity Rose

# What We Love!

### Location

Located in close proximity to HEB grocery store, shops, restaurants & LaCenterra town center. Quick commute to Grand Parkway & Westpark Tollway to head into the city.

## **Neighbors**

Our neighbors are very friendly! We love our location on our cul-de-sac street.

#### Pool

Our heated pool is perfect for any weather. It heats up to 104 degrees in just a few hours. We love to lounge ourselves & entertain in our backyard space.

## Turf

The Turf offers low maintenance in the yard and is great for the kids to run around and play.

## Enclosed patio net screen

We relax out here all the time. We don't have to worry about the kids around the pool while we enjoy our outdoor space. The enclosed screen also allows us to let fresh air into our home without worrying about insects.

#### **Amenities**

Our neighborhood offers two resort-style swimming pools, with slides and splash pads. We have a fitness center, basketball court, soccer field, trails for hiking / biking & multiple playgrounds around.

# Floorplan

We love our open and bright floorplan. We have two girls, and we love that they can sleep on the same floor as us. We have a study and a flex room.

## Storage

We have tons of storage in our home. A very spacious coat closet, linen closets throughout the home, a large utility room & walk in pantry.

#### Kitchen

We love our modern kitchen with upgraded stainless steel appliances, SS sink, five-burner stove with venthood, trash cabinet & more.

#### Well Maintained

We have taken care of our home as if it's never been lived in. Our home never flooded during Harvey and we had no issues during the last freeze.