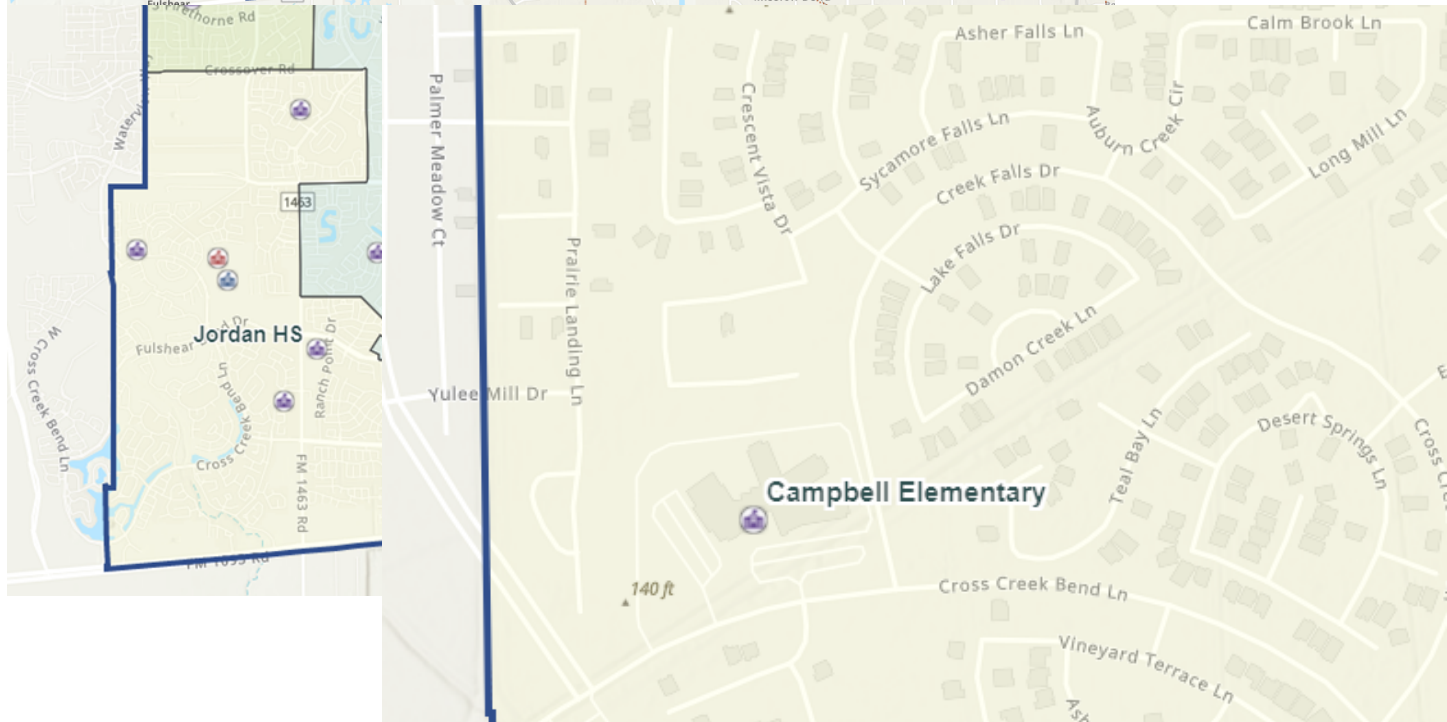
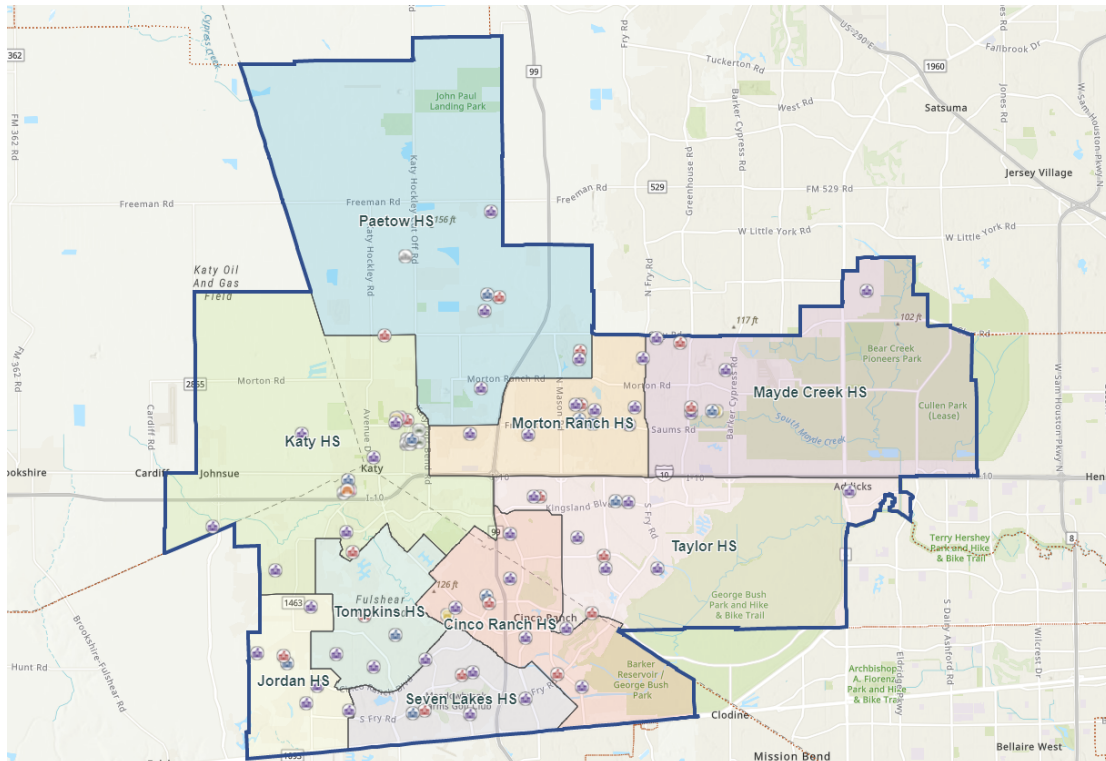


List of selling point for our home (3802 Lake Falls Drive, Fulshear, TX 77441)

- 1) This house is among the few last houses that were built in Katy ISD which is one of best school districts in the country! According to the Katy ISD website <https://gis.katyisd.org/map/> the picture shows the location of the house.



2) The home is in walking distance from Amy Campbell Elementary school (0.3 miles, 7 minutes), 1.1 miles from Joe M. Adams Junior High School and 1.2 miles from Jordan High School which I

believe is its highest selling point especially for parents who value their children's education above everything else.

- 3) Even though it's a corner property since the home is brand new and built as per the latest codes the sound proofing is in perfect condition which prevents any traffic noise to come in and hence its very quiet and peaceful inside.
- 4) We feel being a corner property is a selling point too since the house has properties on only one side and not enclosed by other properties all around.
- 5) Various upgrades have been done over the course of time since it was first bought, they are –
 - a. Gutter system all around the house. At the time of closing only the front of the building had gutter system.
 - b. Drainage system all around the house with 6-inch drainage piping and collection boxes. Also, all the down spouts of the gutter system around the house are connected to the drainage system underground ensuring no standing water anywhere in the property.
 - c. The builder has provided an additional gas connected at the patio, which can be an additional \$5,000 cost (I have made enquiries).
 - d. The sprinkler system comes with a smart controller (Rachio)
 - e. The string lights along with the planter stands with beautiful flowering plants can be a focal point for guests.
 - f. Added four chandelier type lights in the main hallway.
 - g. Both front door and back doors are extra reinforced lock for added security.
- 6) Since the house faces east and the patio faces west hence the inside of the house gets a lot of natural light throughout the day. The front door style lets in a lot of light in the morning and in the afternoon the Livingroom also gets a lot of natural light.
- 7) The layout of the home is very open and modern style which attracted us in the first place. Since we had a small kid (2 years) the openness helped him to play around the house much more freely.
- 8) Cross Creek Ranch is a fast-growing and vibrant community with upcoming shopping malls, restaurants, daycares etc.
- 9) The nearest HEB is only 2 miles away. The house is also located very near to west park tollway and also I-10.
- 10) The Cross Creek Ranch is a great community with people coming from so many different backgrounds and nationality, yet the neighbors are very friendly and look out for each other. Very family friendly and safe neighborhood.

11) The house is also located very near to many family-enjoyment parks which has children paly area, swimming pool etc. Also, the house has access to many well-maintained walking/running trails.