

## **10134 Mescalero Canyon Ln., Houston, Texas 77095**

### **THINGS TO LOVE ABOUT THIS HOME:**

- Large Lake View Cul-De-Sac Lot over 10K square feet with a Spacious Back Yard
- Gate Access to the Lake and Walking Trails
- Paved Patio with relaxing views
- Arched Doorways
- Open Living Room with High Ceilings and Built-in Cabinet
- Formal Dining Room/Flex Room. Easy to add French Doors to make room more private.
- Walk-in Pantry with lots of Storage
- Separate/Quiet Office Room
- Easy Access to Shopping, Entertainment, Highly Rated CFISD Schools, Lone Star College and Major Freeways.

### **UPDATES AND UPGRADES:**

- House Interior Painted
- Kitchen Updated Granite Counter Tops & Tile Backsplash
- Water Heater 2020
- HVAC Replaced 2018
- HVAC Cleaned & Serviced April 2022
- Additional Electricity added to the panel for additional circuits
- Grounding Rod Replaced 2021
- Wired for Surround Sound Living Room
- Wi-Fi Garage Door
- Ceiling Fans in Primary & Living Area
- Sprinkler System Front & Back Yards
- Vivint Alarm (will stay)
- Attic Thermal Insulation
- 2 New Living Room Windows April 2022
- 1 New Dining Room Window April 2022
- Tile & Laminate Floors
- Carpet in Primary Closets
- Gas Fireplace
- Laundry Room Inside the House

### **NEGOTIABLE:**

- Kitchen Refrigerator
- Washer & Dryer