

## **11627 Briar Rose Drive**

### **Summary of Seller Improvements:**

1. Replaced all of the carpet in the bedrooms and closets with luxury vinyl plank.
2. New electrical panel
3. New siding on the front of the house, replaced/repaired siding as needed on the back and sides of the house
4. Put in a drainage system in the backyard
5. Added a dog run on the side of the house
6. Replaced the fence on the right and back of the home
7. Repaired both gates on either side of the home
8. Updated exterior lighting
9. Replaced all bedroom ceiling fans with quiet fans
10. Updated kitchen and dining room lighting
11. New mailbox
12. New attic ladder
13. New Nest thermostat
14. New entire home air purifier

### **Neighborhood and Surrounding Features:**

1. Neighborhood pool and playground area within walking distance
2. 1 minute drive (10 minute walk) to Waldemar Park which has a dog park, large playground, and walking trail
3. 10 minute drive to City Centre restaurants and shopping
4. 13 minute drive to Memorial City Mall
5. 5 minute drive to HEB, Walmart, Whole Foods, and Target
6. Minutes away from the energy corridor
7. 5 minute drive to Terry Hershey park hike and bike trail entrance which features 12 miles of trails