



# 1114 Timbergrove Lane

Why the Sellers Love the House!  
This is Good to know.

**Welcome Home to 1114 Timbergrove!** This spacious and inviting home is a uniquely rare find on an oversized lot in the highly sought-after Timbergrove neighborhood Inside The Loop! It overlooks a beautifully wooded bayou ravine, is above the floodplain and has no known history of flooding. **Recent updates are high-quality and extensive**, including:

**2022** House exterior painted; new front door; new side windows; upstairs bathroom updated; new wood floors and carpet; front flower beds demoed and rebuilt

**2019** New roof, new windows; primary bathroom updated

## ***Why the Sellers Love this House ... and You will, Too!***

- Proximity and **convenient access to downtown**, typically a 15-minute drive.
- Bike- and pedestrian-friendly streets with **sidewalks** throughout the neighborhood.
- **Quiet yet active neighborhood** with close access to **White Oak Bayou Trail** for bike and run, plus pocket parks and restaurants along the trail.
- Back yard and **multilevel composite deck** makes you feel like you aren't in a city: it's quiet, beautiful and provides a lot of space for play and relaxation.
- **Big trees** in the front and back yards provide so much shade! **Breezes** come through the front yard, we can play out there anytime of day and it is enjoyable.
- We love the **flex space** the upstairs bedroom provides.
- Entry, living, and kitchen are defined spaces but still feel close and semi-open to each other. It allows for some noise barriers but still easy to hear and see each other.
- Downstairs feels light and bright with big windows and double doors, with so much **natural light** that we rarely use any electric lights during the day.
- We worried we would have unused space with the multilevel, but we have loved seeing **each space turn into something new as needs and interests changed**. The game room / office became a "library" and the dog's favorite getaway spot, and the nook in the entry way turned into a "kid's kitchen" and art space.
- **Storage is amazing**, with a big storage closet built in shelving and cabinets in the living room and office, primary bedroom closet, and Texas attic.

