



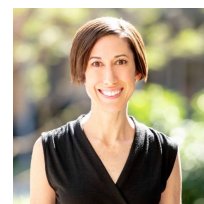
Canyon Lakes at Westheimer Lakes

10906 Brighton Gardens Drive

4 BD 2.5 BA 2721 SF \$380,000

Features and Upgrades

- Perry Homes 2010 construction
- Two-story entry, plus high ceilings throughout
- Walls of energy efficient windows in the living room, breakfast room, primary bedroom, providing lots of bright, natural light
- New backyard fence on two of three sides
- Green belt behind house - no back neighbors!
- Sprinkler system
- Water softener system
- New Amana coil in one of two A/C systems
- Fresh paint in the upstairs nursery
- Beautiful grey flooring in main living areas, approximately three years old
- 42-inch custom Kent Moore cabinets in kitchen
- GE appliances
- Primary bathroom offers double vanities, garden tub and separate shower
- Large closets throughout
- Ceiling fans in all bedrooms
- No flooding per seller
- Energy Star Qualified Home
- Community resort-style amenities include SplashPad Texas, a multi-acre recreational water park, splash pad and cabana w/ exercise room
- Other amenities include a beautiful pool, tennis court, basketball court, dog park, sidewalk access for jogging with scenic views of the ponds and fountains
- Close proximity to wonderful stores and restaurants
- Zoned to highly rated Lamar CISD schools (buyer to verify)



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