



Seller Best Features

To assist us in marketing your home, please tell us the most favorite qualities or features of your home and community, as well as any challenges we should be prepared for.

Home

1. 1 floor – easy on the knees and easier cleaning
2. Right across a community green space so no neighbors across the home
3. Brand new roof (Nov 2021)
4. Brand new luxury vinyl planks – low maintenance / scratch resistant (Aug 2021)
5. Top of the line HVAC unit (within warranty)
6. Security film on all windows (blocks much of the UV rays and is an extra layer of protection (3M film which takes 8 minutes to smash into)
7. Open floor plan

Community

1. 1 mile from top-rated KISD schools: Odessa Kilpatrick (elementary), Rylander (elementary), and Tompkins HS. Zoned to highly-rated schools at all levels.
2. 1 mile from Kroger, Starbucks and other coffee shops, restaurants, Villa Sport, WalMart Neighborhood, and many more
3. Walking and bike trails throughout, plus beautiful lakes with beautiful sunset views (residents from neighboring communities drive into King Lakes to take advantage of these)
4. 4.5 mi to Typhoon Texas, Katy Mills Mall, and the future Katy boardwalk
5. Great HOA and immaculate landscaping throughout the community
6. Lots of walkers, joggers, bikers, young families, and dogs around – very safe community
7. Proximity to 3 major freeways – Grand Parkway (99), Katy Fwy (I-10), Westpark Tollway

Seller's Initials _____ Agent's Initials _____