



Dear Potential buyers,

We moved to Houston in 2009 and fell in love with this area. It's close to every major freeway and equidistant to both airports. After searching for months for property inside the 610 Loop, we were fortunate to find this lot at 826 W. 27th Street, where we could build our energy-efficient, custom home. We have taken much pride in our home and meticulously cared for it over the years. It's been maintained lovingly and preemptively. Because we wanted low-maintenance and a modern, sleek look, we opted for concrete floors and gravel landscaping instead of grass. We implemented a high-end, five-zone HVAC system and installed E3 windows. Because we enjoy sitting outside year-round, we ensured the covered patio was deeper than most, giving us ample, cozy space to enjoy the backyard, especially when it's raining!

Aside from loving our home, we have taken advantage of everything the neighborhood has to offer and watched it grow and evolve over the years. Shepherd and Durham continue to develop, and we can't keep up with all of the new establishments. Whether you like dining out, enjoying live music, walking the trails, or cooking at home, we promise you will love this home and neighborhood as we have. It's bittersweet to move, so we want to leave our home in good hands. We will leave you with the literature and manuals for all of the systems and appliances in the house. We'll also provide a list of our trusted service people – house cleaner, painter, carpet cleaner, etc. – to help you settle in. Welcome to 826 W. 27th Street!

Kindest Regards,

*The Sellers of 826 W. 27<sup>th</sup> Street*