



Our Favorite Things About 1826 Mallard

1. We love how tucked in this house is in the neighborhood and it's very quiet. We can easily go on walks and enjoy the private backyard.
2. We love walking to Nob Hill Park. It has a walking trail for our dog, a playground, and is fully fenced!
3. Some of our favorite local spots down Gessner include: Mia's Table, Torchy's Taco, and Kirby's Ice House. They also feature a turfed area which is great for our friends with kids. These are all located within 5 minutes of our home! We could even walk there down Conrad Sauer.
4. We can also easily access City Center which has some of our favorite stores and even more restaurants.
5. We love how accessible our neighborhood is. We are just 5 minutes from Beltway 8 or I10. Having two access points to major freeways makes getting to the airport or commuting a breeze.
6. We love that a lot of "guts" have been replaced in our home like the new windows, new plumbing, roof, new AC and water heater. This puts our mind at ease while owning an older house!
7. We love the charm of the neighborhood with the well-kept houses, friendly neighbors, and large trees.
8. We love how our home has an actual mud room with storage and an interior laundry room. We found this to be a huge selling point when we bought the home.
9. This home has great storage for a Ranch style home.
10. Finally, the yard! We loved how large and private it was and have enjoyed spending many nights out there.

Love, The Sellers