

14419 Brushy Arbor Ln Features

1. All 4 bedrooms downstairs
2. Recent roof in august 2016
3. NEW AC unit in 2021
4. NEW water heaters (both of them new) in 2020
5. NEW stainless steel microwave 2022
6. NEW stainless steel dishwasher 2022
7. NEW garage doors in 2021
8. Built by highland homes
9. Zoned to the A+ rated Fall Creek Elementary School! (This is important bc the East side of Fall Creek is zoned to a different lower rated elementary school).
10. Custom iron decorative - front door entry gate upgrade of \$2,000 we paid. Custom outdoor night lights controlled by WEMO Bluetooth app.
11. Corner lot so neighbors only on one side
12. Upstairs Game room, movie screen and projector 🎮 already installed in movie theatre room, “secret hidden bookshelf room” and half bath all upstairs.
13. HUGE master walk in closet with THIRD row rack on top
14. Out of the 4br one extra (front br has its own attached private en suite full bath)
15. Large size laundry room with room for a second refrigerator
16. Extra patio space in backyard
17. Refrigerator stays with house
18. Selling feature, the house is located on the last FREE exit on beltway 8 (Mesa drive) so NO tolls road fees since we are the Mesa Dr exit. (This is important bc the east side of fall creek is the Wilson road exit and the daily use of the toll road will cost \$\$)
19. The house is located on the PREFERRED west side of Fall Creek, near all the amenities like the big pool, clubhouse, and tennis courts. There’s NO POOL on the east side of fall creek, the west side of fall creek is a great value because of proximity to pool, Gym and tennis amenity.
20. Attic above 2car garage is FULLY DECKED for extra storage
21. High and dry hiring hurricane Harvey, NO flooding and NOT in a flood zone. We have never carried flood insurance.
22. Average utility bill between \$90 (winter) and \$200 (summer)
23. Water bill has been a consistent \$50-\$55/mo
24. Gas (center point) bill about \$25 mo during summer and \$50 during winter