



## Upgrades We Love at 9312 Briar Forest

- Home Fully Remodeled after Hurricane Harvey in 2021
- New AC (2020)
- Exterior Tile Added on Patio (2022)
- New drywall throughout 1st floor (2021)
- Updated wood burning fireplace (2022)
- New Kitchen appliances ( Refrigerator, Dishwasher, Stove, Microwave) (2021)
- New Toilets throughout (2021)
- New Kitchen/ Bathroom cabinets (2021)
- New Garage Doors (2021)
- Deck replaced (2021)
- New Landscaping (2021)
- Upstairs bathroom remodeled (2021)
- New tile flooring (2021/ downstairs) Laminate flooring (2021 / upstairs)
- Custom wrought iron gate with fingerprint / keypad entry
- Sprinkler system and grounds are management by HOA
- New laundry room and new washer and dryer (2021)

Welcome Home!

## Things We Love at 9312 Briar Forest

- The Crepe myrtle path entry to the private, outdoor gated courtyard is an amazing feature.
- We loved waking up and drinking coffee on both our private bedroom outdoor deck, and our back patio overlooking the Bayou.
- There is an abundance of wildlife to observe from the back deck. There is a family of bald eagles that have nested that we love to watch.
- Woodlake Forest is a secure community with great amenities and ample guest parking.
- We love cozy nights next to the Wood Burning fireplace. Even better for Christmas time!
- Less than 10 minute drive to Memorial City Hospital, City Centre, Energy Corridor, Beltway 8 or I-10.
- Close proximity to Kinkaid, Second Baptist, and a handful of other schools and daycare centers.
- A walkable neighborhood with friendly & caring neighbors!

Welcome Home!