

## **We Love 31811 Tree Farm Lane!**

What we like best about our house and neighborhood are the peaceful spaces both inside and outdoors. Our location is unique because the neighborhood is a group of cul-de-sacs with no through traffic. There is a mix of young families with children and retired couples. Using the streets and walking trails, you can walk for a couple of miles in a peaceful place with lush native vegetation.

Our lot has an enjoyable mix of sunny spots and areas with deep shade. We have spent a lot of quality family time with our grown children and their spouses hanging out around the pool or sitting on the back porch watching the ever-changing groups of migrating birds perching in our private oak grove.

Family space inside has been so important to us because our kids have been able to be here for the holidays. The large upstairs with three bedrooms, dedicated office space and the media room have provided an apartment-like setting for times when they have stayed with us. The downstairs has flexible space with the private study and the large open area of sunroom, kitchen and den. The house functions well because the upstairs is so useful for children or guests to have privacy and the downstairs provides room to gather and enjoy each other's company.

We built the pool in 2009 with a lifetime warranty on the gunite (don't know if it transfers). It was built by Pulliam Pools. The original equipment has all been replaced except the cartridge filter. It was built as a salt system but we removed that equipment and went to ordinary chlorine which has been great. In June of 2016, we replaced the Polaris pool cleaner. The heater was replaced in October 2017 and the waterfall booster pump in February 2018. The pool control system (motherboard) was replaced in July 2022 and the cleaner pump in January 2023. Most of this work was done by Apex Pools (281-686-7035).

The roof was done in June 2019 by Remedy Roofing with a "GAF Timberline Lifetime - Pewter Grey" composite. The hot water heaters were replaced in November 2010 by Capital Care Plumbing (281-693-0006). When we bought the house, the sprinkler system only covered part of the front yard. We added the area of the pool yard after the pool went in. Work was done by Economy Irrigation who has continued to maintain it (281-693-6290). We use Houston West Services for AC work (281-578-9730).

Our champion, award-winning pecan tree gets sprayed for web worms at least once a year by the Pecan Doctor HJM services (713-591-1457). He does numerous trees in the neighborhood and is proactive. He sees the webs, shows up to spray, and leaves an invoice. Excellent service.

Speaking of excellent service, our septic is maintained by F. Price Construction (713-557-6604).