

226 Black Forest Dr - Updates and Features

- Updated PEX plumbing system
- A giant workshop area was added to the rear of the two-car garage.
- Brand new spray-in insulation in the attic, double layered with ceiling insulation
- The electrical breaker box was replaced and updated.
- Remodeled kitchen - custom cabinets(soft close drawers), Granite countertops, farmhouse sink, new recessed lighting, new oven. The sink disposal system is still under warranty.
- Unused half bathroom converted to the laundry room/mud room.
- Installed sliding barn door to the laundry room.
- Freshly cleaned carpets
- New flooring
- New mailbox
- Both bathrooms were completely remodeled with new fixtures, lighting, and tile.
- Major AC unit overhauls last year.
- Brand new 30-year roof (3 months old)
- No flooding during hurricane Harvey
- Beautifully landscaped yard with raised beds, custom drip irrigation, and sprinkler system for raised beds.
- Established herb garden.
- Two minutes away from the neighborhood elementary school (Lem elementary)
- Two minutes from large and expansive Forest oaks park
- 10 minutes from Pundt Park, Montgomery County Preserve, and other nature preserves.
- Two minutes from HOA's private gym, pool, and tennis club.
- One minute from I-45 for easy access to downtown Houston or to the woodlands