



Top 10 Things We Love About 805 Yellow Birch Lane

Topography and elevation of the subdivision with our home near the apex. Safe neighborhood with police officers residing within a block of our home in both directions.

Homebuilder is Westin, one of only a few in Wedgewood Forest

Natural lighting throughout

Majestic staircase and ~20' ceilings in living room

5 - 10 mins from Lake Conroe

5 - 10 mins from HEB, Walgreens, Target, Office Depot, Academy, Lowe's, Home Depot, Best Buy and several different restaurants in both directions (too many to list)

5 - 10 mins from public or private school options

Wedgewood Forest amenities which include a fish camp, tennis court, walking trails and playground:
<https://wedgewoodforest.com/amenities/>

Large enough back yard to accommodate a nice sized pool

Spacious media room, game room and large bedrooms. Large closets. Second decked attic off one of the upstairs bedrooms for easy access storage. Open floor plan with large kitchen island, easy cooking and social atmosphere. Lots of cabinet space and storage throughout. Added garage storage to optimize the space.

Welcome Home!