

16202 Dunmoor Dr. - Additional Information

- ★ Greenbelt access to paths along the creek are conveniently located across the street from the driveway. Excellent for walking or bicycling. It is a short and easy walk to Armand Bayou Elementary School and to Armand Bayou Montessori School, as well as several nearby playgrounds.

- ★ There is a lifetime transferable warranty on the windows replaced by the current owners. This covers the windows in the living room, the game room, the front bedroom, the studio, the breakfast room, the half bath, the foyer, and above the bathtub. All the original windows have been replaced, some by the previous owners.
 - A replacement for an upstairs back window, which looks a little fogged up, has been ordered through the warranty company already.

- ★ The garage studio can easily be converted back to a 2 car garage.
 - The automatic garage door opener for the studio side of the garage is in the attic. The new owner can have it reinstalled, should they choose to undo the garage conversion.
 - Both sides of the garage are insulated. The studio side is also air conditioned.

- ★ There are many fruit plants on the property.
 - In the front yard: Meyer Lemon, Grapefruit, Peach, Persimmon, Blueberries
 - In the backyard: Chocolate Persimmon, Grapes, and Blackberries
 - There is also a Maple tree, two Crepe Myrtles, rose bushes, and a bluebonnet patch in the front yard.