

1815 Wrenwood Lakes

Houston, TX 77043

- **First-floor living** – Open living and dining room located on the first floor makes it convenient to welcome guests and unload groceries. Only available in about a quarter of the homes in the neighborhood.
- **Lake view** – A picturesque view centered on the lake lets you enjoy nature from inside or outside the home. From the deck or window, watch wildlife including great blue herons, white herons, green herons, black-bellied whistling ducks, cormorants, hawks, downy woodpeckers, hummingbirds, catbirds, chickadees, cedar waxwings, spice finches, and more. Fountain operates just between 10 a.m. to 10 p.m.
- **Huge deck** – Spacious deck has room for two seating areas as well as hookups for a gas grill.
- **Hardwood floors** – Durable hardwood flooring covers the first level and second-floor master bedroom.
- **Master bathroom** – One of the largest master bathrooms in the community, which compares to the former model home.
- **Special features** – 1) Gas fireplace operable with the flick of a switch on the first floor. 2) Lever doorknobs throughout for easy access when your hands are full.
- **Utilities and capabilities** – 1) Geothermal heat and A/C, and the utility costs are low. Owners pay an average of approximately \$150 to \$200 per month for electricity. 2) No monthly water bill, as that is included in the neighborhood HOA fee. 3) Capability for an E/V charger install in the garage. 4) Elevator capable, which would take up the coat closet on the first floor, the closet in the master bedroom, and continue up to the third floor.
- **Other neighborhood perks** – 1) Swimming pool located at the second lake, an easy walk from the home. 2) Dog park beside the third lake gives furry friends a place to unleash and play. 3) Fishing, permitted on any lake, includes catfish, bass, and perch. 4) Visitor parking is available in multiple three-car lots.

Upgrades

- **Pavers** – Terracotta concrete pavers installed along the entire side of the house for clean surface and excellent drainage.
- **Blinds** – Warp-resistant blinds installed throughout the home on the majority of windows.
- **Garage storage** – Ample space accommodates two actual full-size SUVs. Hanging shelving, a heavy-duty peg board, and bike wall mounts, all will stay with the home.

Maintenance

- **Air conditioning** – Regularly serviced, and a new air handler installed in 2018. **Note to potential buyer that the geothermal equipment is 100% under warranty for 10 years.** Equipment is replaced free, and repair costs are labor only.
- **Sprinkler system** – Serviced in May of 2021 with new heads.
- **Stucco sealing and paint** – Brought stucco up to the current code in May of 2021 using the best company in Houston. Future-proofed the stucco by installing stucco ventilation underneath the second-floor overhang at front. Applied all new sealant and all new, high-end paint to all stucco surfaces and joints.

4 BEDS | 3 FULL & 1 HALF BATHS | 2,665 SQ FT | 2 CAR GARAGE ATTACHED