



Seller Best Features

To assist us in marketing your home, please tell us the most favorite qualities or features of your home and community, as well as any challenges we should be prepared for.

Home

1. LOCATION! Away from the noise of White Oak, but just a short walk to access the fabulous nearby bars and restaurants, for street festivals such as Lights in the Heights, White Linen Night, and more. A short walk in the other direction brings you to Stude Park with sports fields, a community pool, and the newly-connected trailhead for the Heights Hike & Bike Trail and White Oak Trail. Convenient freeway access, 15 min to the medical center/downtown. Zoned to highly-rated Travis Elementary and Hogg Middle School!
2. Oversized attached 2-car garage with room for storage and dual EV-ready power outlets
3. Whole-home Kohler gas generator, plus 27 roof solar panels to cut down on energy costs
4. Abundant storage including gorgeous built-in cabinets in the study, family room, game room, and more. Under-stairs storage area, built in bench-storage in breakfast nook, and mudroom with extra shelving.
5. Breathtaking open-concept kitchen with luxurious appliances, oversized island, butler's pantry with secondary sink & walk-in pantry
6. Huge primary suite with fabulous en suite bathroom and built-in double dresser in the spacious closet
7. Flooded with natural light, windows adorned with plantation shutters
8. One-of-a-kind stained glass along the stairwell showcasing the Houston skyline
9. Deep study closet with a "secret passageway" to the main hallway coat closet
10. Circa lighting, Emtek hardware, crown moulding, wainscoting
11. Double showerheads in primary shower
12. Stunning reclaimed oak floors throughout, composite decking on front & back porches, 3cm quartz counters in all kitchens/bathrooms
13. Irrigated planters for cultivating the vegetable garden of your dreams!
14. CAT6 wiring throughout home including two ceiling ports for access points
15. Front yard boasts a lovely Mexican Plum tree, Jacaranda, and mature oak tree; backyard features large shade trees



Community

1. At least 3 coffee shops within a 5-7 minute walk, easy access to exciting Heights festivals and farmers markets
2. Great schools
3. Nearby retail and grocery, everything you need within a small radius.

Seller's Initials ma/DA Agent's Initials _____