



*2055 Shadow Rock*

# Why we love this house

*-what the owners are saying*

## ***Features and Upgrades:***

- I love the home improvements including the complete HVAC replacement including ductwork. It made the home so energy efficient. I was very nice to have a \$187 electric bill cooling to 70 degrees when my coworkers were paying \$600 for a smaller place during this last brutal summer. The last 12 months usage is included as a reference of what I am referring to.
- The remodeled master bath with dual head shower and custom stone finishes is truly a spa like experience every time you get ready for the day.
- I love the outdoor kitchen overlooking the yard. Whether it's steaks or burgers the grill works so well. Then enjoying a family meal around the big outdoor table. VERY good times.
- The easy access to the pool and park was a great bonus as my kids loved being able to quickly just walk a few houses down and swim all day with their friends.
- I love the Kingwood trails and the house is situated to have easy access to them from a couple of different directions. So many good memories walking with the kids to the turtle pond (almost exactly a 5k round trip). I also loved biking the trails and was able to bike round trips through the wooded trails without backtracking over the same trail twice and could choose the size of the loop. I had 5, 9, 11, 15 and 26 mile loops depending on how long I wanted to bike. So serene.
- I really enjoy the home automation I installed around the house. Just like in the movies, the home interacts dynamically. Whether it was automatically lowering light brightness while turning off some lights and queuing up the home theater for movie night automatically, or a welcome home routine triggered by the garage door sensor for when it opens, it makes life more luxurious.
- The home is situated in the middle of both NorthPark and Kingwood drive, making it super easy to access retail, restaurants, and grocery stores either direction. This also made it very easy to get my kids to/from their friends.
- My wife and I love the birds. We are situated on migratory paths and it is so wonderful watching all the different songbirds and hummingbirds visit our feeders and even see the occasional hawk, owl or eagle.
- It has been such a blessing to have such great neighbors. It really makes such a difference in the quality of life and safety. We watched each other's homes while away, shared recommendations and just made it all more welcoming.
- I really like the twice weekly trash pickup from beside/behind the garage and that we do not have to take normal trash to the curb.
- I'm very happy with the custom fireplace mantle made from African Bubinga wood that includes an electrical outlet to easily have a TV above the fireplace.
- Our updated kitchen appliances including the wonderful induction cooktop, double oven and ultra-quiet smart dishwasher.
- All the smart smoke / carbon monoxide detectors that tie into the Ring home alarm system. Any one of them will trigger all of them and the Ring phone app. This gave me peace of mind whether home or when leaving my teenagers home alone while I was out shopping etc.
- The home is modern and elegant, including all the little details such as switches, door handles instead of knobs, LED lighting, external cameras, smart thermostat with sensors in each room.

Thank you and I will assist in any way to make this your home,

**Thomas L Saunders**  
Broker Associate & Top Realtor View Ratings at [www.HAR.com/thomasLsaunders](http://www.HAR.com/thomasLsaunders)

