

# Welcome to 4060 Oakland Creek

## at The Falls of Imperial Oaks

### The facts:

- ▶ 4 bedroom | 3 ½ bathroom | 3-car garage
- ▶ Sqft: 3,301 (per MCAD) | Lot sqft: 7,353 (0.168 acres)
- ▶ Built 2019 by Village Builders (aka Lennar), Brittany plan
- ▶ Tax rate: 3.0851 | HOA fee: \$650/year
- ▶ Schools: Bradley Elementary, York Junior High, Clark Intermediate, Grand Oaks High
- ▶ Imperial Oaks amenities: clubhouse, swimming pool, tennis courts, playground, courtesy patrol, grounds, kiddie pool, walking trails
- ▶ Steps away from 100-acre Lake Holcomb Recreation Area and Holcomb Family YMCA
- ▶ Convenient location off Grand Parkway (99); just minutes to The Woodlands, IAH, Exxon Mobil, Tomball, and Energy Corridor

### Special features:

- ▶ Property backs to greenbelt offering privacy and natural beauty
- ▶ Breathtaking heated gunite pool and spa with travertine tile and sheer waterfall descent; built by Precision Pools & Spas in 2021
- ▶ Custom landscaping, lighting, and irrigation including pet-rated, low-maintenance synthetic turf
- ▶ Iron fence in back to enjoy nature and stained wood fence pickets on sides with gates on both sides
- ▶ Unfinished room on 2<sup>nd</sup> floor, 18'6" x 12'9" with option to make into future media room
- ▶ Crown molding | blinds | fan/light units in all bedrooms
- ▶ High tech upgrades: Honeywell digital thermostat, Ring doorbell, Smart light switches
- ▶ Granite countertops in kitchen, primary bathroom, and laundry room
- ▶ 5-burner gas range in kitchen | Frigidaire appliances | custom island carpentry
- ▶ Upgraded backsplash and stone framing in kitchen | under-cabinet lighting
- ▶ Floor plug in living room | corner cast-stone fireplace with gas logs
- ▶ Radiant attic barrier | gutters | french drains
- ▶ High ceilings | lots of natural light | incredible Village "Brittany" floor plan



Holcomb Family YMCA (built in 2021) offers 12,000 sqft pavilion with turf, basketball court, pickle ball, and other sports. Also includes outdoor fitness center, multipurpose sports fields, and a shipping container village for other YMCA programs. An new aquatics center is estimated to be completed Jan 2024, as well as a prayer wall and restroom.

Lake Holcomb Recreation Area includes an 100-acre lake with miles of nature trails, benches, fishing dock, picnic areas, and more.

