



Improvements & Features

2707 LINDEN PARK LANE

Upgraded Comfort and Efficiency:

- AC unit (replaced Feb 2018)
- Upstairs furnace (replaced Jan 2022)
- Mohawk RevWood engineered hardwood floors (installed 2021).
- Freshly painted kitchen cabinets (2022).
- Two water heaters, one replaced in 2012.

Smart Features and Clever Spaces:

- Queen Murphy bed conveys with the house in bonus room
- Bedroom 4 features a built-in loft bed
- Custom catio accessible from the primary bedroom window.
- 3-car garage with shop. Dedicated shop electrical plug, exterior outlet, and AC/Heater mini-split (added Aug 2022) for year-round climate control.
- A hose bib in attic with cut-off valve for freeze protection.

Sustainable Touches and Outdoor Delight:

- Eco-Friendly Landscaping: Native Texas landscaping featuring pecan trees, fruit trees, wildflowers
- Radiant barrier in the attic for improved energy efficiency.
- Solar attic fan helps keep things cool naturally.
- All smoke alarms replaced in February 2024
- Bonus: Garage door with access to the backyard for seamless indoor/outdoor living.