



Top 10 things we love about our home

Open concept home with large rooms and dedicated office space
Hiking/golf cart trails throughout the entire community
Gated community
Swimming pool (opens Memorial Day weekend)
Great neighbors and awesome community
Playground, covered bus stop, and open park
Free use of community clubhouse for large gatherings/parties
Relaxed POA and low yearly maintenance fee (\$122.00)
Easy access to 290 and Hwy 6 - College Station, Brenham, Cypress, Bryan, Waco, Houston
Neighborhood Lakes - free fishing, picnicking, canoeing, paddleboarding, and kayaking

Improvements and Upgrades

Concrete (driveway 3 sides, patios (front & back), sidewalk (back), extended culvert, gutter drains	\$10,800
Gutters & downspouts	\$2120.00
Minisplit (garage heat/AC)	\$1450.00
Blinds (all rooms with the exception of doors)	\$800.00
Garage door opener (includes 2 remotes and outside programmable keypad)	\$175.00
Privacy fence with 2 gates	\$8000.00
Window solar screens (all windows minus back of house)	\$600.00
Crepe Myrtle trees	\$120.00
TOTAL IMPROVEMENTS: \$24,065.00	