

## **5719 Creekbend Dr.**

### **Westbury**

Welcome to your new home, nestled just five houses down from the charming Westbury Park, Parker Pool, and Parker Elementary. This meticulously upgraded residence offers both modern comforts and timeless charm, making it the perfect retreat for convenience and style.

Built in 1960, this home boasts original hardwood floors in approximately 65% of the house, showcasing the enduring quality of its construction. Recent upgrades have further enhanced its appeal, ensuring a seamless blend of classic elegance and contemporary convenience.

In 2021, the property underwent a complete HVAC replacement and attic duct optimization, providing optimal climate control and energy efficiency year-round. Additionally, the original electrical panel was replaced with a new panel to current code standards.

Practical upgrades continue with the driveway leveled in 2020, ensuring smooth access and enhancing curb appeal. The foundation of the detached garage was also leveled in 2018, enhancing structural integrity and stability for years to come. Plus, with additional insulation blown into the attic in 2012, you'll enjoy improved energy efficiency and comfort throughout the seasons.

For pet owners, the 2021 addition of an Invisible Fence spanning the entire yard to the sidewalk for your furry companions. Meanwhile, the epoxy garage flooring installed in 2019 adds both durability and aesthetic appeal to the detached garage, which also features built-in shelving, a workbench, and a yard tool wall for convenient organization.

Inside, the home boasts a range of amenities designed to enhance your daily living experience. A \$24,000 investment in 2011 saw the installation of Renewal by Andersen windows, providing top-of-the-line quality and energy efficiency. In 2010, a sprinkler system was installed for effortless

lawn maintenance, while upgrades to the kitchen and bathroom include new countertops, tile, and cabinet faces, adding both style and functionality.

Your safety and security are paramount, with a comprehensive alarm system upgrade to DSC in 2007, including smoke alarms, fire alarms, and emergency pendants for burglary and medical emergencies. Plus, the installation of security gates in 2000 provides added protection for your backyard and back door.

Outside, the property is adorned with beautiful landscaping and mature trees, including two large, trimmed oak trees in the front and a stunning Mexican Sycamore tree in the back. During the summer of 2021, the meticulous upkeep of the yard earned the distinction of Westbury Yard of the Month, further highlighting the pride of ownership and attention to detail displayed by the current residents.

Located in a desirable neighborhood with access to top-rated schools, parks, and amenities, this home offers the perfect blend of comfort, convenience, and style. Don't miss your opportunity to make this exquisite property your own – schedule a showing today and experience the timeless appeal of this Westbury gem.

## Amenities

5719 Creekbend

Location: 5 houses down from Westbury Park, Parker Pool (public), Parker Elementary

Recent upgrades, estimated dates:

- 2021 Complete HVAC replacement and attic duct optimization
- 2021 original Electrical Panel replaced with new panel to current code
- 2020 driveway levelled
- 2018 foundation levelling for detached garage
- 2012 Additional insulation blown in attic

Amenities:

- 2021 Invisible Fence, entire yard to sidewalk in front - dog safety
- 2019 Epoxy garage flooring, colored flakes  
(detached garage has built-in shelving, workbench, yard tool wall for hanging)
- 2011 Renewal By Andersen complete window replacement – top of the line, \$24K job
- 2010 Sprinkler System
- 2010 Counter, tile upgrades to kitchen and bathroom, cabinet faces in kitchen
- 2007 Alarm System upgrade to DSC – includes smoke alarms, fire alarms, emergency pendants (burglary and medical)
- 2000 Security gates for backyard/back door protection

Other:

- 2021 summer, Westbury Yard of the Month
- 1960 original hardwoods in approx. 65% of house, excellent condition

Large, trimmed oak trees in front (2); beautiful large Mexican Sycamore tree in back

