



# Updates/Features/Repairs

- One of 2 water heaters replaced April 2024, with new Vent Pipe
- AC units 2003/2019
- All new gutters with Transferrable warranty on LeafFilter Gutters
- Refrigerator, Washer and Dryer convey with the home.
- New computer program for sprinkler system and several sprinkler heads
- All front yards are beautifully landscaped and maintained by the HOA
- All Stucco repaired with a transferrable 2 year warranty
- New microwave
- Spring and chain replaced that connects garage door to the motor
- Shower tub valve replaced

- Centrally located in the Woodlands. Easy access to I-45
- Close to several hospitals and medical facilities
- Convenient shopping to HEB, Farmer's Markets, and Costco
- Walking trails and bike paths make for easy access to Northshore park with its open field, playground and waterfront. Bear Branch Park with playground, splash pad, pool, soccer field, skate park, tennis and pickleball
- Close to Cynthia Woods Pavillion for concerts and events
- An abundance of amazing restaurants!

