



Better Homes and Gardens Real Estate Gary Greene

17607 Hidden Forest Drive

WHAT I LOVE ABOUT MY HOME

- Location, location, location! Close to the MNW clubhouse and amenities. Close to the elementary and middle schools. Bus for the high school stops . right at the corner, practically right outside our door.
- Nice neighbors! You will make new friends. I will miss them all.
- Good drainage of the yard. House has never flooded. To help ensure the house never floods, real french drains were dug around most of the perimeter of the house and along one side of the garage. The trenches were dug 2 feet down and 2 feet wide prior to drains being placed. The trenches were lined with 2 layers of very heavy duty plastic with the drain tubes placed on top of the plastic liners. The french drains were then filled in with oyster shells (popular in coastal texas for use on driveways) and bull rock.
Large yard with ample gardening space or for other use. Nothing compares to homegrown tomatoes and other fresh produce. My neighbors and I all have been blessed with the bounty of vegetables from these beds. Main garden bed is approximately 320 sq. ft. or 16' x 20'. Second garden bed located next to the driveway is approximately 25' x 7'. Other beds in the backyard provide more garden space or flexibility for other landscape ideas. All of the beds are covered in commercial grade weed fabric. The fabric lets water in and helps cut down on weeding.
- Huge live oak, oak tree in back yard. Provides year round greenery and habitat for birds & squirrels. Hummingbirds visit yearly (if you set out feeders). The birds have used the small branches of the oak tree for shelter (and perhaps a nest or two). The oak also provides welcoming shade during the hotter months of the year.
- The custom built shed has hardiplank siding and is wonderful to store items, that would otherwise take up space in the garage.
- The house and garage are also hardiplank sided.
- The two car garage has a custom built work bench with below bench storage shelf alongside two walls and a huge storage unit. Storage unit is comprised of two deep shelves, allowing for 3 levels of storage space using the floor and two shelves. Garage rafter is open, this allows for more storage space when plywood is placed for decking over the beams creating a platform for storing items.
- Gated porch and driveway allow for extra security and safety to keep our poochies on the property. The gates also prevent uninvited solicitors from disrupting our day. We telecommute and the gate has allowed us to work uninterrupted.
- Solar window screens and extra blown in insulation in the attic spaces. Three decades ago, our cooling bill used to run in the 400-500 dollar range (kwh were less back then, so compared to today's prices, the savings would be substantial). After solar screens and extra insulation were installed, our cooling and heating bills have been reduced by 50% or more.
- Ceiling fans in all of the rooms (except for dining and bathrooms) also help to conserve on cooling/heating costs.

- Recessed LED dimmable lighting in the living, gameroom and kitchen really make the rooms bright and happy!
- Fireplace allows for gas logs or use of real wood.
- Tiled flooring is easy to maintain. Reduces cleaning time and pet friendly!
- Good sized walk in closets in 4 of the 5 bedrooms.
- Laundry room has gas hook-up for gas heated dryers.
- Kitchen GE Profile cooktop is easy to clean. No knobs and no heavy grates to remove or electric coil elements to clean under. Burnt on stains are easily removed using small dab of Bar Keepers Friend powder or liquid cleanser.
- GE Profile convection oven can be used in regular or convection mode. It has a built in meat probe for perfect roasting everytime. No need to use external temperature probes to check internal temperature of the roasted meats. Convection cooking also saves on time needed to bake or roast.
- KitchenAid dishwasher is so silent, I often have had to put my ear close to it to see if it is on. No need to "pre-wash" dishes for the KitchenAid, the loads have all come out spotless! Stainless steel tub should last a lifetime and helps keep the water extremely hot during the wash.
- Gameroom is huge, a person can do cartwheels in it. Just watch for the ceiling fan! Or it can serve as a second living area if a workout room. Hahaha.
- Attic has a walkway, providing for easy and safe access to the HVAC systems and water heater.
- Front beds contain evergreen flowering bushes (Camellias, waxleaf ligustrum) and a Texas Mountain Laurel tree. This tree is evergreen in our growing zone 9. In the springtime, it produces beautiful wisteria like flowers that smell like grape soda! Other plants return year after year, so no need to replenish the flowers year after year. Ground cover is Wigelia. Ferns, African Lilies, Lantanas, Mexican Petunias, Asian Garden Celosia, Salvias, Rudbeckia and Echinacea will return every spring. Yellow bells or Tecoma Stans bush will return every spring.
- No pine trees on the property, which drop sharp leaves that can stain the concrete.
- No gutters to get clogged up (or for squirrels to build a nest) and harbor moisture which will rot the fascia over time.
- Roof shingles are Owens Corning, Oakridge 30 Shadow. Has a 30 year shingle warranty and can be transferable to new homeowner.
- A/C and furnace is top of the line system from American Standard (2016).
<https://www.americanstandardair.com/>
- Two units, American Standard Accucomfort A/C. Variable speed Platinum 20, their highest efficiency A/C. Both air handler units have germicidal UV lights. The light is a BLU QR stick light. More information at Reme Halo, RGF environmental at <https://rgf.com/products/food/reme-halo-whole-home-in-duct-air-purifier/>
- Whole house media filter MERV 11 to both systems. Read more at:
<https://www.americanstandardair.com/products/air-conditioners/>
- Two American Standard top of the line gas furnaces. Platinum series, Platinum 80, variable speed and communicating with the integrated home comfort, smart thermostat system (Acculink Platinum 950).
- American Standard (smart thermostat) AccuLink Platinum 950 Control includes the Nexia Home Intelligence features. More information at: <https://www.americanstandardair.com/products/thermostat-controls/smart-thermostats/>
- 2016 when new HVAC system installed, all of the ductwork was also replaced, pressure tested and sealed.
- A/C & furnace units have transferable warranties.
- I love my SENSEA granite by Cosentino countertops, located in my kitchen and half bath. They never need sealing and are stain stain proof, virtually maintenance free. See also: <https://www.sensagranite.com/>