

115 Drift Wood Dr.

Taylor Lake Village in **Timber Cove**

4 bdrm / 3 bath / 2-car garage

Noteworthy Features and Updates:

- MOVE-IN READY!
- **3,622**-sq ft (LARGE lot – just under 12,000 sq ft)
- TONS of UPDATES!
- **BOTH AC** condenser units replaced, May 2024
- **Water heater** replaced, May 2024
- Recent driveway
- Beautifully updated floors in Sunroom / Family room
- LARGE built-in Fridge
- LARGE utility room with space for deep freezer & fridge.
- Utility room has tons of storage, floor to ceiling
- Primary bedroom and full bath down with 2 closets
- 2nd Primary Bedroom upstairs with 2 closets
- Generously sized bedrooms
- 2 rooms connected via Jack & Jill bathroom upstairs
- Spacious yard for play or gardening
- Automatic sprinkler system in yard

Noteable Amenities

- Walking distance from canal, swimming pool and waterfront
- Low HOA fees (Mandatory: Timber Cove Civic Club \$119.91/year)
- Optional HOA add-on for TCCC: + \$25 for boat launch access
- Optional Pool Membership: Timber Cove Recreation Association
- Does NOT back up to any direct back neighbors
- Zoned to Clear Creek ISD (full bus service to all schools):
 - *Robinson Elementary, Seabrook Int. Science Magnet, Clear Lake HS*