



*Reasons you'll LOVE this home!*

30022 Haven Trace Dr.

- Enjoy the scenic beauty of Huggins Lake from your own backyard.
- Never flooded!
- Original owner, meticulously well-kept home.
- New paint throughout, refinished front door, shows like new.
- Home maintained by cleaning crew.
- Energy-efficient home
- Vaulted ceilings
- Walking trails
- Warm and inviting community: FCC neighborhood FB page
- Online garage FB page
- Updated Community Fitness Center with Fitness Coordinator.
- Playground, Community Bocce Ball, grassy amphitheater with live music
- Two community pools: a resort-style pool plus a competition lap pool
- Direct access from backyard to community pool
- Location, locatipon, location! Only 20 minutes from Katy-Houston
  - Easy access to TX Heritage Parkway which connects to I-10 and Westpark Pkwy
  - Westpark toll comes out to James Ln
- Small-town charm of Downtown Fulshear (est. by Churchill Fulshear)
  - Specialty/mom & pop restaurants and shops
  - Freedom Fest 4th of July Festival
  - Christmas Tree Lighting ceremony
  - FPD nearby, Gumbo Fest