

TOP 10 REASONS

WE'VE *loved* LIVING AT

4304 VIKING DR

1. We've loved the size and privacy of the corner lot - it really feels like our own retreat within the city

2. We may be biased but we LOVE the finishes in the kitchen and bathrooms. They are so easy to enjoy everyday.

3. We love all the natural light in the home!

4. We love to cook and this kitchen has been great for that with the large island and storage space.

5. The layout has been great - the open space in the main area has been perfect for our kids to play with toys and run around.

6. Some of our favorite local spots include Millie's for dinner, Plonk! Wine Bistro, d'Alba (live music and great with kids!), and the Oak Forest Library.

7. There are several grocery options nearby - Kroger down the street, Heights HEB, and Whole Foods 365.

8. We ADORE the neighbors! They really watch out for each other and are so kind. We will miss them!

9. We are near the BEST Shipley's donut shop in town. It's the original. Seriously, you have to try their donut holes and kolaches!

10. This was the home where we started a family so it holds many special memories and we hope the next owner loves it as much as we did!

Welcome Home!

UPGRADES AND FEATURES TO LOVE

4304 Viking Dr.

New Drain Lines
PEX Plumbing for Kitchen

Energy Efficient Windows

Updated Hall Bathroom

Roof - 2016

Upaded Kitchen 2023 - soft
close drawers, Quartz
counters, new appliances

HVAC - 2016

Real Hardwood Floors

Water Heater - 2019

Exterior Painted - 2019

Fresh Paint