



# HOME HIGHLIGHTS

- 1. The abundance of natural light that fills the home.**
- 2. The corner lot location, surrounded by trees, offering full privacy with no neighbors overlooking.**
- 3. The stunning sky gazing opportunities after sunset.**
- 4. The convenient walking distance to school, 5min drive to HEB and all The Groves HOA amenities**

*Anneke*  
BY CB & A REALTORS



## USEFUL INFORMATION

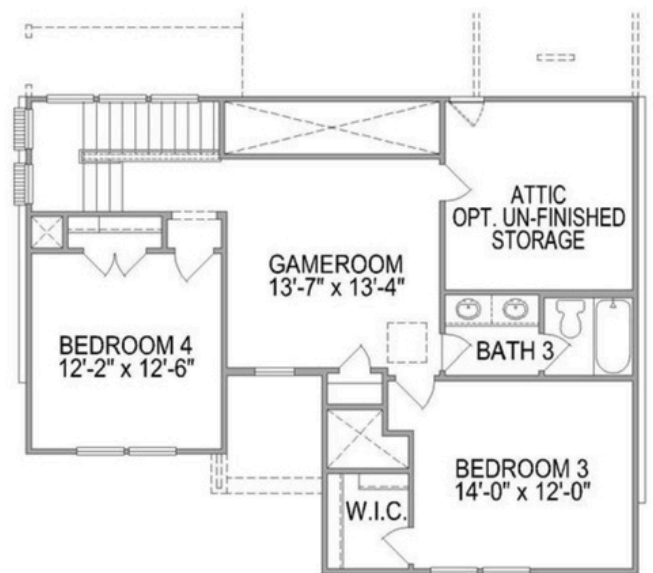
- **4 beds and 3 full baths, office, game room and bonus room**
- **Corner lot home built in 2020 by Tri Pointe Homes. Roof, tankless water heater, HVAC is original**
- **10 year structural warranty in place**
- **Home is equipped with a central dehumidifier system**
- **Gutters and screens have been added around the home**
- **Green space across the home is designated nature space and can not be developed**
- **Master walk in closet is conveniently connected to laundry room**
- **Fridge, washer, dryer and work out equipment in garage is excluded from sale**



# FLOOR PLANS



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**  
**OPT. #0201 BEDROOM 4/GAMEROOM**  
 FROM LOFT