

## Features:

- Stunning 1.5 Story "David Weekly" Home - Sought after and Reputable Builder!
- Tile floors and carpet throughout
- High Ceilings
- Open Floor Plan perfect for entertaining
- Study features French doors & crown molding/could be used as 4<sup>th</sup> Bedroom
- Light filled Living Room with gas-log fireplace
- Chef style Kitchen featuring granite counters, tiled backsplash, gas range, island, and breakfast area
- Reverse Osmosis system
- Primary bedroom with en-suite bath featuring glass enclosed shower, soaking tub, double Sinks, and walk in closet
- Flex Room located in between two bedrooms could be converted to 4<sup>th</sup> bedroom
- Game room with half bath located upstairs
- Spacious fully fenced yard with sparkling saltwater pool
- 3-Car oversized garage & driveway
- Sprinkler System
- Natural Pest Control Paid until March 2025
- **Water Heater (2016)**
- **HVAC replaced (2019)**
- **Floors replaced (2020)**
- **Kitchen refaced (2021)**
- **North facing Fence replaced (2022)**  
Neighbor willing to split the cost on south side
- **Recent Roof Replacement (2023)**
- **New pool pump (2023)**

## About the Community:

Long Meadow farms is a master-planned community at 1400 acres situated along the Grand Parkway and only minutes from the Westpark Tollway, providing an easy commute and variety of local entertainment. Long Meadow Farms, a lush community on the western edge of the greater Houston area, invites its residents to "live a legendary life," Texas-style. Its traditional Texan architecture, along with its preserved pecan trees and native wildflowers, bring about the feeling of living in a small Texas town. Residents have all the best of metropolitan Houston right at their doorsteps. There are three parks spread around the community, resort-style pools located in the parks that feature slides and playgrounds for children, junior-Olympic sized pool with five lanes, two fenced tennis courts, and playgrounds. There is a trail system winding through the community and crosses with Oyster Creek and other ponds making a scenic view for all the walkers and joggers! Those seeking other types of exercise can take advantage of the well-equipped fitness center at the central park. Local schools are zoned to Lamar Independent School District, in which, kids may attend Adolphus Elementary (on site in Long Meadow Farms), Briscoe Junior High and Foster High School.