

# Selling Points

- Excellent Clear Creek School District
- Original Owners
- Never Flooded
- Small Lake in back of home
- Two Fountains
- Gazebo in community park in subdivision (occasional family events)
- Many gorgeous large birds
- Turtles in the lake
- Beautiful ducks
- New Dock end of 2021
- Lovely sunsets over the water
- Very peaceful quiet friendly subdivision
- New asphalt shingle roof with no overlay July 2022
- Partially New AC Unit June 2018
- Tall Palm Trees in front and back yard
- Painted interior end of 2021
- Granite countertops in kitchen and bathrooms
- Added glass bowl sinks in both bathrooms of 2021
- Bidet hoses in both bathrooms
- Replaced carpet end of 2021
- 10 minutes from NASA Space Center
- Taylor Lake Village luxury waterfront subdivision across the street has security and cameras
- Many parks nearby with walking trails one has children's playground and occasional events like car shows, one also has a outdoor gym
- 10 Ft Ceilings
- Large bright windows shaded by nice trees and a very open floorplan

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