



APRIL EDWARDS  
REALTOR®

## 202 N Lynx Trail

### Features & Improvements

- One Story on Quiet Cul-de-Sac in Master-Planned Woodforest Neighborhood
- Three Window Front Door with Frosted Glass for privacy with KEVO Baldwin Wi-Fi Smart Lock
- Covered Front Porch
- Kitchen equipped with 42" White Cabinets including Crown Molding, Granite Countertops, Stainless Steel 5-Burner Gas Stove/Oven and Microwave, Pull-Out Faucet with Dual-Basin Stainless Steel Sink, Pantry and Breakfast Bar Island
- Large Primary Bedroom with Sloped Ceiling and a Wall of Windows overlooking beautiful Back Yard
- Primary Bathroom with Large Walk-In Closet, Dual Sinks, Super Shower with Glass Enclosure, Dual-Head Sprayer (one handheld) and Wide Sitting Bench
- Large Secondary Bedrooms, Two with Double-Door Wide Walk-In Closets
- Secondary Bath with Quartz Counter and Tub/Shower Combo
- Laundry Room with Built-In Storage Shelves centrally located and near Primary Bedroom

- 2" Faux Wood Slat Blinds on all operable windows
- Raised Panel Interior Doors with Nickel Door Hardware
- Vinyl Plank Flooring throughout Living Areas, Kitchen & Foyer and Primary Bedroom Suite
- Honeywell Lyric Round Wi-Fi Digital Thermostat
- SimpliSafe Security Panel with Motion Sensor Cameras in Living Room and Kitchen and open sensors on doors and middle bedroom window, Honeywell Security Panel also installed
- 10' High Ceilings throughout
- 16-SEER Air Conditioning System
- Tankless Water Heater
- Gutters on most of Home and around Rear Patio
- Ring Pro Video Doorbell
- 8 Zone Whole Yard Sprinkler System
- Fully Fenced Back Yard with Extended Covered Concrete Patio, including cinder block sofa which stays with the home
- No Rear Neighbors
- Low Tax Rate of \$2.2291 per Matrix Tax
- Just down the street from Wallaroo Park
- Neighborhood Amenities include: Resort-Style Pool, Splash Pad, Clubhouse, Walking Trails, Lake & More

*Darlene Sanborn*

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