



Dear potential buyer,

We are excited that you are considering making 8111 Bideford Lane your home! We'd like to share with you just how special this community is and why it could be the perfect place to create priceless memories and enjoy your next season to the fullest.

Prestonwood Forest is more than just a neighborhood. It is a warm, welcoming community where neighbors become friends and every season brings new reasons to celebrate. One of the things that makes this area so unique is its rich tradition of bringing people together. Imagine spending your holidays with your neighbors, from the enchanting Christmas 'Nite of Lites', where homes in the neighborhood twinkle with festive displays, to the fun holiday parades that take place during Thanksgiving, 4th of July, and Easter Eggstravaganza. These community events offer a true sense of belonging and joy, making every holiday season something special.

For families, Prestonwood Forest offers an abundance of activities for children and at close distance to prestigious Cyfair schools. Between the two community pools and a very well-organized swim team (Prestonwood Flyers) there are plenty of opportunities to get active, meet new friends, and enjoy the outdoors.

Prestonwood Forest also offers tennis courts, perfect for a friendly match or for more serious practice. The community center, available to residents for events, is a great venue to host family gatherings, neighborhood parties, or even business meetings.

We have made lifelong memories in this community and you will too!

If looking to get involved in local youth organizations, Prestonwood Forest provides easy access to Boy Scouts of America Troops, offering scouting opportunities for children and adult volunteers. These programs provide an excellent way for families to connect with nature and become more involved in the local community, fostering a strong sense of adventure and learning.

Nature lovers will truly enjoy the abundance of outdoor spaces with walking distance to Cypress Creek, offering a scenic area for walking, fishing, kayaking or simply enjoying the tranquility of the water. The very well maintained, also within walking distance, Kickerillo-Mischer Nature Preserve is a serene spot to hike, birdwatch, and immerse yourself in nature with additional Park Ranger activities throughout the year for both children and adults. Just across 249, the YMCA is a great resource for fitness, with programs for all ages offers more green space for recreation and outdoor activities.

Convenience is another major perk of living in Prestonwood Forest. You'll have quick access to local grocery stores like H-E-B, Kroger, and Walmart, making shopping a breeze. Plus, the nearby Vintage Park offers variety of boutique shopping, cozy cafés, delicious dining options, and movie theaters all within a short distance. Whether you're grabbing a bite at Perry's Steakhouse & Grille, enjoying pizza at MOD Pizza, or savoring sushi at Akashi, you'll never be far from a great meal.

Living in Prestonwood Forest means being part of a vibrant, safe community that values both relaxation and adventure.

This is a neighborhood where our children have run freely, families bond over shared experiences, and adults unwind in nature.

To our family, this is not just a house or even a home, Bideford lane has been our beloved NEST for over 11 years!. This home is undeniably a worthwhile investment and we hope this rare gem will help you create priceless memories for many years to come.

Check out the neighborhood website www.prestonwoodforestonline.com