

# Welcome to 1323 Modiste St

We've called Spring Valley home for the past 25 years, and it's been such a special place for our family. This was the first house we bought after getting married - and after 10 wonderful years in the original home, we built our custom dream house right here on the same lot in 2013.

What drew us here in the beginning is still true today: quiet, tree-lined streets, beautiful oak trees, and neighbors who look out for each other. It's a peaceful, tucked-away part of Houston that's never flooded, with top-notch police and fire departments that give real peace of mind. Valley Oaks Elementary is just a short walk away, which was a huge plus for our family.

One of our favorite parts of the home is the big oak tree we planted during the rebuild. Over the years, we've watched families of squirrels make their homes in the little squirrel houses we hung up which is a small but meaningful reminder of the memories we've made here.

This home has been a place of comfort, connection, and so many great memories. We're excited for someone new to make it their own.

Some of the things we've loved most about this home:

- Open-concept living spaces that are great for entertaining and everyday life
- Spacious bedrooms, each with its own full bathroom
- Foam insulation throughout - it stays quiet and energy-efficient year-round
- Oversized side-entry garage with plenty of storage space
- Large paver driveway with room for several cars
- Covered patio and sunny deck - perfect for outdoor dinners and weekend hangouts
- Whole house vacuum system (a game changer if you have allergies!)
- Classic plantation shutters throughout
- And of course, that big oak tree in the yard, perfect for shade and gatherings

Spring Valley is one of Houston's most beloved neighborhoods - quiet, safe, and filled with families who've been here for generations. The city services are reliable, trash pickup is twice a week, and neighborhood projects are handled quickly and well. You really feel the pride of ownership throughout the community.

We'll miss this home, but we're so happy to pass it on to someone who will love it just as much.