

# Sellers' Favorite Features:

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## Home

- **Abundant Natural Light:** With the house being north-facing, it's filled with beautiful, consistent natural light throughout the day, without the harsh direct sun.
- **Smart Home Convenience:** Integrated smart home features, including Wi-Fi connected appliances, lighting, thermostat, and security cameras, provide modern convenience and peace of mind.
- **Perfect for Hosting:** The spacious kitchen and open-concept second floor create an inviting atmosphere that's perfect for hosting gatherings with friends and family.
- **Private Owner's Retreat:** The master bedroom is a true sanctuary—private, spacious, and complete with ample closet space for effortless organization.
- **Seamless Indoor-Outdoor Living:** The layout flows beautifully to a private outdoor space, perfect for enjoying a morning coffee or unwinding in the evening.
- **Thoughtful Design:** From the modern finishes to the practical layout, every detail has been designed for comfort and ease of living.

## Neighborhood

- **Small Town Feel, City Luxury:** Garden Oaks has a wonderful suburban feel while being just minutes away from the best of the city.
- **Walkable Hotspots:** We have fantastic coffee shops, breweries, and restaurants just a street over. It's a short walk to local favorites like Slowpokes, Wakefield Crowbar, and D'Alba.
- **Green Space Across the Street:** The park is perfect for kids, with a great playground and Little League games. It also hosts community events and adult sports leagues.
- **Central & Convenient:** The home is centrally located with easy access to major highways (I-10, I-45, 610, and Shepherd), making it convenient to get to almost any part of town.
- **Vibrant & Friendly Community:** The neighborhood is lively and welcoming, with families and neighbors always outside. It's also a huge dog-loving community!

