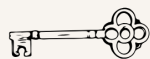


WELCOME HOME



A Letter From The Chapman Family



Dear Future Homeowners,

From the moment we first walked into 1736 Colquitt, we could picture our family's life unfolding there. The charm of the neighborhood, the exceptional schools, and the rare combination this townhome offers immediately stood out. With four children ranging from baby to teenager, it felt nearly impossible to find a home with four true bedrooms, first floor living, and a private driveway until we discovered this gem.

As our family grew, the flexible layout allowed the home to grow with us, adapting effortlessly to each stage of life. The third floor bedroom quickly became a perfect retreat for our teenager, while also offering incredible flexibility over the years all while keeping everyone connected under one roof. The thoughtful separation of the kitchen from the living and dining areas made mornings smoother, evenings calmer, and gatherings more enjoyable. Everyone had room to spread out, yet the home always felt connected, warm, and welcoming, a place where life naturally came together.

While we had already fallen in love with the home, the life just beyond the front door would go on to shape our family's routines, friendships, and memories in ways we will always cherish. Having H-E-B within walking distance became an everyday convenience we never took for granted, and being surrounded by parks, restaurants, and shopping made both weeknights and weekends a joy. Even more special, our children attended Poe Elementary and Lanier Middle School, often walking or biking to school with friends. Those simple routines, familiar faces, and the strong sense of safety in the neighborhood are memories we will always treasure.

The holidays have always been especially meaningful. Christmas time brought twinkling lights, festive walks, and the quiet joy of stepping outside and feeling part of a warm, connected community. Halloween evenings were filled with laughter as kids filled the streets in costume, neighbors gathered on porches, and candy buckets overflowing. Being in the true heart of the city offered the best of both worlds, energy and convenience paired with comfort and connection.

We loved this neighborhood too much to say goodbye in fact, so we ended up moving just around the corner! We hope you feel the same warmth, sense of belonging, and possibility that we did and that 1736 Colquitt becomes the backdrop for many wonderful memories of your own. And knowing this neighborhood, we are sure we will see you around.

Warmly,

AuthentiSIGN
Lauren Chapman

AuthentiSIGN
Paul Chapman