



CHRISTIAN MEACHAM
REAL ESTATE TEAM

Features Love Most

- The rotunda has a ring of recessed lights, decorative wood beam design with chandelier. Floor plug allows the perfect location for Christmas Tree!
- Every room has at least one ethernet connection and one co-axial cable connection, making sure technology is always online and connected.
- Office has a preset HDMI connected to the mounted TV/monitor, perfect for working out while working hard.
- Media room has wall built in 7.1 surround sound speakers, 120" projector screen, a 4 device connection receiver, and top mounted projector.
- Gameroom has prewired 2.1 speaker connections
- Living room has prewired 5.1 speaker connections.
- Back porch has a cold/hot water connection, plumbing, and gas. This was prebuilt for a back yard kitchen.
- Each water line has double block valve feature. One at the connection to the wall and the other at the PEX plumbing manifold in the laundry room.
- Master bathroom shower has three heads to maximize cleanliness and pure enjoyment while showering.
- Sprinkler heads in the front yard have been replaced and redesigned to provide better coverage of water spray.



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- Attic is fully sealed and air conditioned. This helps to maximize the temperature retention in the house, making it energy efficient. With no vents in the attic, it also prevents any animal ~~intrusion~~ intrusion.
- This house is one of the few that has fully 4-sided brick design. This eliminates the need of having to power wash sidings or boards, often installed on the 2nd floor area.
- The full 4 sided Leaf Guard gutter eliminate any need of gutter washing or cleaning.
- Double tanked water heater with block valves in between allows you to have an inline spare in the event if something happens to one of the water heaters.



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- Wynnwood village is very much inwards in Fall Creek with only one entrance/exit to the village, provides excellent security.
- Fall creek is approximately 16-20 minutes from downtown Highway 59 and Beltway 8 provide great accessibility all around Houston.
- Fall Creek community hosts many events through out the year. 4th of July fire works on the green. National night out. Music in May. Farmer's Market every Sunday. Easter event and egg hunt.
- Fall Creek community does allow fire works on holidays, However, a limited time before 10PM to accomodate those who have to work and children who need to get to bed.
- The largest crowd of Halloween trick or treaters was upwards of 150+ kids in 2023 after all Covid restrictions were lifted.