

# 13214 Allysum Court

- Plantation Shutters
- Irrigation System
- Oversized 3 Car Garage
- Study or Nursery Across from Primary Bedroom
- Pool - Depth 4'-8'
- Pool Heater - 2023
- Pool Pump - 2022
- Mature Trees
- Dual Stairways
- High Ceilings
- Large Bedrooms

## Average Utility Cost:

Electric - \$330-640

Gas \$40-175

Water \$100-250

## Seller's favorite features about the home:

We've truly loved the traditional floorplan of our home, especially having two stairways—it adds so much character and makes everyday living easy. The pool and large deck have been one of our favorite features, offering great privacy and the perfect spot to relax or gather with family and friends. The large living areas and spacious bedrooms have given us plenty of room to spread out.

## Seller's favorite features about the

**neighborhood:** Lakewood Glen is an established neighborhood with gorgeous mature trees and centrally located to shopping, restaurants and schools.

## Seller's favorite places for dinner, entertainment & shopping nearby:

Mezzanotte's Italian & Locatelli's is within walking distance. HEB, Kroger, Ace Hardware are all very close and easily accessible long with many local eateries like The Bake Shoppe and El Palenque.



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