

# Key Features & Recent Updates

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*7522 Deep Forest Drive*

## UPDATES

- AC Condenser (Aug 16, 2021)  
10-Year Registered Parts Warranty
- Water Heater (Aug 15, 2018)  
Energy Efficient, Recently Installed

## INTERIOR HIGHLIGHTS

- Two Primary Bedrooms- Ideal for Mother-in-Law Suite or Guest Suite with Private Access
- All Door Handles Replaced
- New Kitchen & Bathroom Hardware
- Kitchen Features- Double oven, Microwave, Dishwasher, Updated kitchen faucet and sink
- New Light Fixtures in Bathrooms
- Freshly Painted Bathroom Cabinets
- Spacious Rooms with Natural Light
- Plantation Shutters-Elegant window treatments in every room.
- New Flooring- Modern, durable, and easy-to-maintain throughout the home.
- Fresh Interior Paint- Clean, neutral tones to complement any style.
- Updated ceiling fans in most main living areas and bedrooms for year-round comfort.

## NEW NEIGHBORHOOD

### IMPROVEMENT

- Located near the Inwood Forest Regional Detention Project, a major flood mitigation initiative by the City of Houston and Harris County Flood Control District.
- Expected completion: Q3 2026.
- Project includes new parks, trails, green space, and drainage improvements.

## EXTERIOR FEATURES

- Exterior Fresh Paint (Siding & Trim)
- Mature trees in the front and back yard provide shade and outdoor charm.
- Spacious backyard ideal for entertaining, gardening, or relaxing outdoors.
- Covered patio perfect for outdoor gatherings, relaxation, and enjoying the spacious yard.
- U-shaped driveway with covered parking accommodating up to 4-6 vehicles, plus gated access for additional storage or outdoor space.
- Quiet residential neighborhood with convenient access to major Houston corridors.

## ADDITIONAL HIGHLIGHTS

- Easy access to major Houston freeways including I-45, Highway 249, Highway 290, and Loop 610
- Close to shopping, dining, and everyday conveniences.
- Proximity to midtown and the heights without the price tag
- Move-In Ready – Fully updated with attention to detail.

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PROPERTIES GROUP

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