

What we love about this house

Our home is beautiful, spacious, inviting, and exceptionally well maintained. One of its biggest advantages is the unbeatable location. It is conveniently situated less than one mile (approximately 0.7 miles) from I-10 and under three minutes from the Sam Houston Tollway, providing easy access to virtually everything Houston has to offer.

We are located just behind a major shopping area that includes Costco, HEB, Lowe's, Best Buy, and a wide variety of restaurants—everything you need is just minutes away. Memorial City Mall and Memorial Hermann Hospital are less than two miles away (just one exit), making both shopping and healthcare incredibly convenient.

For commuters, the location is ideal. Downtown Houston is only about 15 minutes away during rush hour, and the return trip is often even faster, as traffic typically builds after Gessner. If you work in the Katy area, you'll enjoy the added benefit of commuting against traffic in both directions.

In addition, our home is very energy efficient. Even during the peak of summer, with both AC units running continuously, our electricity bill typically does not exceed \$250. The heavy shutters provide excellent shade, helping keep the home cool while also enhancing privacy and tranquility.

The community itself is small and peaceful, with fewer than eight residents across six homes. It is exceptionally quiet, clean, and well maintained—an ideal environment for comfortable living.

In short, this home offers the perfect combination of comfort, efficiency, convenience, and privacy.

We hope you will love and enjoy this home as much as we have.

Best wishes to the new owners,
M&B