

Dear Future Homeowner,

If you're raising a family, you know how important space, safety, and a sense of freedom can be. When we first considered a home near the railroad tracks, we paused, just like you might be doing now. But what we found was a place that offers something many homes simply can't in West University Place: room for a family to truly live, grow, and make lasting memories.

One of the biggest advantages is the yard. It's significantly larger than most in the area, which means plenty of space for kids to run, play, and explore right outside your back door. From backyard games and birthday parties to weekend barbecues and quiet evenings under the stars, this space has been the heart of so many special moments for our family. And with no rear neighbors, you get an added layer of privacy and peace of mind.

As for the trains, what may seem like a concern at first quickly becomes part of everyday life. Before long, it fades into the background, something the kids barely notice. In fact, for younger ones, it can even be a point of excitement and curiosity.

What truly makes this home special is the lifestyle it provides: more outdoor time, more room to play, and more opportunities to be together. In a world where space is often limited, this home gives your family the freedom to spread out and enjoy it.

We've created so many wonderful family memories here, and we hope the next family will have the chance to do the same.

Warm regards,

The Westbook Family