

# Features & Upgrades

2539 FORGE CREEK RD

## **Exterior:**

- Brick/masonry exterior
- Attractive curb appeal
- Covered back patio (ideal for outdoor seating/entertaining)
- Fully fenced backyard
- Fence replaced in 2025
- Landscaping along rear fence line
- Storage shed
- 2-car attached garage

## **Entry & Formal Dining:**

- Light-filled entryway
- Formal dining room at front of home
- Front-facing windows overlooking yard
- Spacious layout accommodates full-size dining table

## **Living Room:**

- Large living area (approx. 21x25)
- High ceilings creating open, airy feel
- Abundant natural light
- Gas log fireplace (metal prefab)
- Open sightlines to upstairs game room

## **Kitchen & Breakfast Area:**

- Spacious kitchen with functional layout
- Breakfast nook for casual dining
- Bar seating with room for stools
- Open flow to main living area
- Microwave replaced (2019)
- Gas or electric connections available for stove

## **Primary Suite (Downstairs):**

- Private downstairs location
- Vaulted ceiling
- Large bedroom (approx. 20x16)
- Double sinks with vanity area
- Soaking tub + separate shower
- Spacious walk-in closet

## **Upstairs Living / Game Room:**

- Large game room/loft (approx. 23x18)
- Overlooks living room and entry below
- Open railing adds architectural interest
- Ideal flex space (media, playroom, office, etc.)

## **Secondary Bedrooms:**

- Three secondary bedrooms upstairs
- One oversized bedroom with two closets
- One standard secondary bedroom
- One flex bedroom/office
- Good overall room sizes compared to typical homes in this range

## **Bathrooms:**

- Primary bath with dual sinks, tub, and separate shower
- Upstairs full bathroom with tub/shower combo
- Downstairs powder bath for guests

## **Flooring:**

- Tile flooring in main living areas
- Carpet in bedrooms and dining room

## **Systems & Mechanical:**

- A/C replaced in 2022
- Heater (2014)
- Water heater replaced in 2019
- Owned security system

## **Heritage Village Community Features:**

- Established residential neighborhood with a mix of home styles
- HOA-managed community with maintained common areas
- Community pool
- Park / green space
- Basketball courts
- Convenient access to major Houston roadways