



# Updates/Features

- Open concept with beautiful kitchen open to living area
- Granite countertops
- One floor, Master bedroom down
- Expanded covered back patio
- Refrigerator making Craft ice and Storage Shed stay with the home.
- Privacy fence mostly replaced 2025
- Gas hot water heater 2022
- Energy efficient windows 2018 (Summer power bills <\$150, rest of the year <\$60)
- Wood faux blinds 2018
- Home has never flooded and not in flood plain
- Established neighborhood with sidewalks and mailboxes in front of your home.
- Close proximity to many restaurants, shopping, medical, and entertainment

For more information and links check out: [https://flow.page/jodio\\_03listing](https://flow.page/jodio_03listing)



## Three Lakes Features

- Tennis, Walking Trails, Pool, Playground, and Community events
- Close to TX-249 and 99 for easy access to:
- Houston, Magnolia, Tomball, Spring, and The Woodlands
- Amazing restaurants near by from Italian to Japanese. From great burger joints to Smokehouses. Additionally, Several coffee shops to choose from!
- Close to large shopping complexes such as Tomball Crossing and Vintage Park
- Parks including Kickerillo-Mischer Preserve. All of this inside a 10 min drive.