



WHITE | HOUSE  
GLOBAL PROPERTIES

## Feature Sheet

- Shower head upgrades
- All new toilets
- Studio bedroom has automatic shades
- High tech cabling upgrade
- Whole house upgraded sealant
- Whole house painted
- Garage painted
- Outdoor light fixtures in the front
- Water filtration, softener system
- 3 Alarm panel systems
- Automatic pool system
- New black fixtures
- Every door repainted,
- All new hardware on doors
- New flooring in office and near secondary bedrooms
- New light fixture in dining room

- Automatic blinds in living room and breakfast room, and one secondary bedroom
- All new trim throughout the house
- 7 All new ceiling fans
- Kitchen cabinets painted and new handles
- All new landscaping, sprinkler system

## Weston Lakes

### *Community Highlights*

- The Community:** Weston Lakes is a 1,600-acre planned community nestled among gently rolling hills and stately old pecan trees, featuring a 24-hour onsite gate attendant and surrounded by miles of sparkling lakes stocked with trophy-sized fish.
- Golf & Country Club:** The 18-hole Hale Irwin-designed championship golf course at Weston Lakes Country Club is a central feature, attracting golf enthusiasts from across the region. Beyond golf, the club offers lighted tennis and pickleball courts, two swimming pools, a modern fitness center, and the Waterside Grille, a full-service restaurant and bar.
- Parks & Recreation:** Pecan Park features a boat ramp, horseshoe pits, picnic tables, and a gazebo, while Riverwood Park offers picnic tables and a playground. The community's lakes also allow for catch-and-release fishing and kayaking.

- Events & Social Life:** The community offers annual events including concerts, art exhibits, and theatrical performances, while the country club hosts wine tastings, gourmet dinners, weddings, and holiday celebrations.
  
- Grocery Stores:** Nearby grocery options include H-E-B, Kroger, Sprouts Farmers Market, and Brookshire Brothers.
  
- Shopping Centers:** Fulshear Town Center offers a vibrant mix of boutique shops, national retailers, restaurants, and seasonal community events. Cross Creek Town Center is a 10-acre lifestyle center with 76,000 square feet of retail, restaurant, and office space, plus a large outdoor entertainment area. Katy Mills Mall and LaCenterra at Cinco Ranch are also easily accessible for additional shopping.
  
- Entertainment:** Residents are within easy reach of Brazos Bend State Park, Typhoon Texas Waterpark, Fort Bend Children's Discovery Center, and Houston Funplex. Houston's world-class museums, professional sports, and diverse dining scene are approximately 45 minutes to an hour away.
  
- Location & Access:** Weston Lakes is just minutes from I-10, Hwy. 59, the Grand Parkway, and the Westpark Tollway.
  
- Schools:** Students attend Morgan Elementary, Leaman Junior High, and Fulshear High School, all within the highly rated Lamar Consolidated ISD.