

Why did you decide to buy this home?

When we first toured this home my wife and I felt warm, welcoming vibe. We loved the big open concept when you first walk in. Another big plus is the big yard to entertain and it is a perfect home for starting a new family.

What are in your opinion, the best features of the home?

The open concept of the dining, kitchen, and living area really blend well together. Making it easier to entertain guests and allows everyone to enjoy their time.

Master bathroom sweet has a double sink, shower area and luxurious, deep tub to relax in as well. There is also a closed off toilet area for your convenience and privacy.

Upon walking out onto the covered back porch there is a large backyard that can freeling use to entertain guests and a beautiful view to enjoy the sunset.

Why do you like most about the area?

Friendly and welcoming neighborhood, gorgeous resort feel pool, family and dog friendly area with a playground and dog park. We also love the lakes in the neighborhood for walks or runs while watching beautiful wildlife with relaxing water fountain features as a soothing bonus.

Are there any places nearby you would recommend (parks, restaurants, stores, coffee?)

Tequilas - is a family own restaurant with a very friendly and attentive staff. Good food at reasonable prices. It is only a short 5-minute drive away.

Parks - Mary Jo Peckham Park – lots of trees for shade and pond to walk around.

City of Katy Park – unique playground based of a train for young children.

John Paul Landing Park – Lots of nature, good spot for celebrations, playing, walking and fishing.

Cost estimates:	Summer	Winter
Average Electricity Bill:	\$300	\$150
Average Gas Bill:	\$40	\$40
Average Water Bill:	\$50	\$60



Michelle N Briggs, Realtor
C: 713-256-5465
Michelle@reltr4u