

## **Welcome Home**

This home has been more than just a place to live for our family, it has truly been a place to build community, raise children, and create memories.

One of the things we love most is the location within the neighborhood. Situated on a full cul-de-sac at the true dead end of the street, the setting provides both privacy and safety, with very little traffic beyond neighbors and delivery vehicles. Our children have spent countless afternoons playing outside with neighborhood friends, and the cul-de-sac has become a gathering place for block parties, holidays, and community events. The property also enjoys a much larger front yard than any of the other lots in the subdivision.

From the front of the home, we enjoy unobstructed views of the neighborhood's "Backporch" amenity, as well as easy access to one of the community water features where our family enjoys fishing and feeding the ducks. The home faces east, allowing for beautiful sunrises in the front and shaded sunsets from the back porch in the evenings.

The neighborhood itself has been incredible for families. Many of the residents have children around the same age as ours, and the community is active and welcoming. From Christmas parties and summer pool gatherings to a neighborhood-wide Halloween celebration, there is a genuine sense of connection here that is difficult to find.

## **Improvements & Upgrades**

Since purchasing the home in 2020, we have made several thoughtful upgrades and improvements, including:

- Professionally installed French drain system in the backyard with gutters tied directly into the drainage system
- Mudroom addition with custom built-ins
- Laundry room built-ins with butcher block countertop
- ADT security system with sensors installed on all windows and exterior doors
- New media filters installed in the HVAC system
- Both garage doors and garage door springs replaced within the last two years
- Window blinds installed throughout the home
- Seven trees added to enhance privacy and landscaping
- New dishwasher installed within the last year

## **Smart Home & Systems**

- ADT security system with full door and window sensor coverage
- HVAC and major home systems approximately 6 years old (home completed in 2020)

## **Community & Location**

We have especially loved the abundance of parks, green spaces, and family-friendly amenities throughout the neighborhood. The Backporch amenity has been a favorite gathering place, and the home is conveniently located near community water features and walking areas.

The property is also zoned to highly regarded Woodlands schools, including The Woodlands High School.

## **What Makes This Property Special**

Beyond the upgrades and location, what truly makes this home special is the lifestyle it offers — peaceful evenings on the back porch, children safely playing outside with neighbors, community events throughout the year, and a setting that feels both connected and private at the same time.

It has been a wonderful place for our family, and we hope the next owners will love it just as much as we have.