



## PROPERTY FEATURES/UPGRADES

3 Bedrooms | 2 Bathrooms | 1,640 Sqft | 0.30 Acre Lot  
2 Car Garage Attached | Extra Long Driveway (4+ cars) | NO HOA

### Interior Features

- Open, airy floor plan with primary bedroom on main floor
- Modernized kitchen: updated countertops, gas cooktop, high-end appliances
- Walk-in shower
- Flooring updated (2019)
- Custom touches: decorative slat wall & hidden liquor shelf
- Smart home features & tankless water heater

### Major Systems

- Roof replaced ~3 years ago
- HVAC replaced ~5 years ago
- Tankless water heater ~5 years old



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## PROPERTY FEATURES (CONTINUED)

### Exterior & Lot

- Large private backyard shaded by four mature oak trees
- Shade enhances energy efficiency & privacy
- Workshop/hobby space
- Home generator

### Neighborhood

- Active, close-knit small-town community within Houston
- Neighborhood group chat & famous "Candy Corn Lane" tradition
- Kids ride bikes & play outside; spontaneous gatherings
- Walking distance to Carol Fox Park; near Jersey Meadow Golf Course
- Minimal through traffic & active Jersey Village police presence



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## SELLER'S FAVORITES

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### What We Love About the Home

- Four mature oak trees create incredible shade & privacy
- Shade keeps the home cooler and energy efficient
- Warm, inviting personality while remaining neutral for the next owner
- Spacious, functional layout
- Hosted countless birthday parties, BBQs, movie nights & family gatherings
- Feels like a genuinely happy home

### What We Love About the Neighborhood

- Strong sense of community; friendly neighbors who help one another
- Neighborhood group chat & spontaneous gatherings
- Kids regularly ride bikes and play outside
- Safe, small-town atmosphere within Houston
- Active Jersey Village police presence; minimal through traffic
- Walking distance to Carol Fox Park
- Famous "Candy Corn Lane" Halloween tradition



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## WHY BUYERS WILL LOVE IT

### Why Buyers Will Love It

- Peaceful neighborhood with quick access to Houston
- Rare oversized lot with mature trees
- Beautiful shade and energy efficiency
- Updated major systems (roof, HVAC, tankless water heater)
- Move-in ready with room to personalize
- A true neighborhood where people know their neighbors
- Excellent location with parks, golf, shopping & restaurants nearby

### A Note from the Sellers

The sellers hope the next owners enjoy this home and neighborhood as much as they have. They describe Jersey Village as having the feel of a small town tucked inside Houston, with a close-knit community that's increasingly difficult to find.



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