

Three Major Things We Love About Living at 118 Quiet Oak Circle:

1. Inside Layout - this has been our favorite house layout of any house we've lived in yet.

- The family room offers a huge wall with plenty of outlets to put a large TV so you don't have to mount the TV above the fireplace like you often have to in many houses (we've been picky about that as doing so can crane your neck and also is not ideal for electric equipment). It has such a great setup so you can enjoy your fireplace and TV in your large family room at the same time. The breakfast area table can also visualize the TV when installed on that large wall which is really nice when we've done the occasional "dinner and a movie"
- One of the upstairs secondary bedrooms has its own ensuite, which when we were searching, was an awesome bonus! It offers privacy for a teen or guest.
- Primary bedroom has extra space by a bay window which we found is the perfect location for exercise equipment and an exercise bike.
- We love our classic study with built-in bookshelves. One of us works from home and has found it so nice with the windows facing the front of the house.
- Love our kitchen; it had been remodeled by the previous owner when we purchased it in 2019. Lots of cabinet space. We chose to upgrade our gas cooktop to a Bosch induction cooktop as we wanted to remove the gas cooktop due to an article from Consumer Reports regarding how gas cooktops can affect indoor air quality (worth looking up!). The induction cooktop we purchased has a fast mode for boiling and doesn't have an open flame, which we love, as our children also love to cook.
- Great, nicely sized walk-in pantry!
- Our garage is extended now which is great for storing bikes, tools, a workbench, etc. Since so many things are just a bike ride away on the paths (see "location" notes), it's nice to have easy access to bikes. And we like our long driveway, which is very nice for guests when they visit to have a driveway to park.

2. Outside Appearance

- If you love trees (and what better place to live than The Woodlands if you love trees), this house upholds that spirit with giant, beautiful pine trees (and other types) in the front and oaks and sweetgums in the back. It has always felt like a forest from our front and offers our front privacy.
- We are, as you will notice, up on a hill. We have found this gives the house an elevated appearance and we have never had a problem with water coming towards our house.
(Note: The Woodlands designs water to drain to the streets to the street drains. By design, you will notice water drains from property to street)

3. Location

- Walk or bike to highly rated David Elementary (grades K-4) and Collins Intermediate (grades 5-6). Walking/biking to these great schools is a huge convenience!
- Recreation galore! We are within walk/bike distance to two amazing parks connected by the pathway system: Shadowbend Park (south of us) and Bear Branch Park (north of us), which both have a pool, splash pad, tennis courts, and a playground. In addition, we have a little neighborhood park called Turnstone Park. Prefer a gym? We also are right next to the YMCA at Shadowbend, it's just a short walk over.
- Walk to Cochran's Crossing Village Center, which has Kroger (including Kroger's Pharmacy inside), Torchy's Tacos, Honey Bee Ham & Deli, and more.