



## Welcome to Our Home

Thank you for taking the time to visit our home.

As only the second owners, we've been incredibly grateful to call this special place home.

From the moment we drove down the tree-lined driveway, we knew this property was different. Know the next family will love it as much as we do!

What we love most is the lifestyle this property offers.

The privacy of two beautiful acres... the mature oak and pecan trees... being tucked away at the back of the neighborhood with amazing neighbors.. We enjoy peaceful mornings... relaxing evenings by the pool... and spending time fishing down by the creek. Country living while still being only about 35 minutes from Houston.

As parents, one of the things we have appreciated most is raising our family in Lamar CISD schools award winning A rated schools. 2026 National Superintendent of the Year, Lamar CISD continues to set the standard for educational excellence The district is known for its outstanding teachers, strong academics, and continued investment in students and overall hometown feel!

### **Major Improvements & Updates**

#### **2026**

New pool pump

#### **2025**

New Class 3 impact-resistant architectural roof

New seamless gutters with leaf guards

Complete pool renovation with new plaster and tile

Pool main drain updated to current safety code

New flooring throughout the home

EV charging outlet installed in garage

#### **2020**

Complete kitchen remodel with custom cabinetry, oversized island, quartz countertops, subway tile backsplash, and stainless steel appliances

Beautifully remodeled bathrooms

Second 16-SEER HVAC system replaced

Interior professionally painted

New privacy fence

Automatic electric gate system replaced

Laundry room remodeled

Updated Cool Deck

Pergola improvements

Updated decking

New front entry door

Updated trim and crown molding throughout

New lighting and fixtures throughout

Custom built-in cabinetry

Outdoor shower

#### **2019**

New water heater

#### **2017**

First 16-SEER HVAC system replaced

Private 2 Acres • Low 1.62% Tax Rate • No MUD Tax • Private Water Well • A-Rated Lamar CISD  
High & Dry – Never Flooded

