

# Welcome to Our Home



Twelve years ago, we drove through the beautiful tree-lined streets of Woods Edge Estates and immediately felt there was something special here. We toured other neighborhoods, compared schools, and did our homework—but we kept coming back. It simply felt like home.

When we found this home on Cherry Ridge, we knew it was the one. Over the past twelve years we've poured our hearts into every room, every project, and every improvement. Our children have grown up here, we've celebrated birthdays and holidays, hosted friends around the pool and outdoor fireplace, and enjoyed peaceful mornings watching the wildlife along Jones Creek.

One of the greatest blessings has been our neighbors. This is the kind of neighborhood where people wave, stop to visit, and genuinely look out for one another. It has a true small-town feel, and the friendships we've made here are something we'll always treasure.

Thank you for taking the time to visit our home. We hope that as you walk through each room, you don't just see a house—you can picture your family's next chapter here.

# Frequently Asked Questions (FAQ)

## What is it like living with well water?

We absolutely love it. Because our home has its own private water well, we're not connected to a neighborhood water system or paying monthly MUD water bills. The water is fresh, tastes great, and we honestly wouldn't have it any other way. The home also includes a whole-house water filtration and water softener system.

## What is the tax rate?

Our tax rate is just 1.62%. Because we don't have a MUD, we get to enjoy lower property taxes, which is another one of the many things we love about living here.

## How large is the propane tank?

The home has a 500-gallon propane tank. We typically fill it about once a year, and a full refill has generally cost around \$1,000. Natural gas is available in parts of the neighborhood if desired.

## Has this home ever flooded?

No—never. Our home sits on one of the highest elevations along Jones Creek and is not located in a FEMA flood zone.

## Are we in a flood zone?

No. The property is not located in a FEMA flood zone.

## What about Jones Creek?

Jones Creek is managed by the Gulf Coast Water Authority, which proactively manages water levels during heavy rain events.

## What type of septic system does the home have?

The home has an absorption trench septic system. The original on-site sewage facility layout and permitting documentation are available.

## Is the outdoor fireplace wood-burning or gas?

It's a real wood-burning fireplace, and honestly, we use it all the time. We love the charm of burning real wood—the crackling fire, the smell of the wood, and the cozy atmosphere it creates. We've spent countless evenings making s'mores with the kids, entertaining friends, and simply relaxing by the fire. It's one of our favorite features of the home.

## Do you use the outdoor shower?

More often than we'd like to admit! It's perfect for rinsing the kids off after swimming, and after mowing or yard work it's great to clean up outside before heading inside.

### **What do we think about the schools?**

Lamar CISD has exceeded every expectation we had. It has a warm, welcoming, small-town feel that we truly value. The teachers have been exceptional, the schools are highly rated, and the district continues to grow and invest in new campuses. The superintendent was even recognized as National Superintendent of the Year.

### **What are the HOA dues?**

\$75 per acre per year. For our property, that's approximately \$145 annually.

### **Can I build a barn, workshop, or casita?**

Absolutely! One of the things we've really appreciated about Woods Edge Estates is that the Architectural Committee is very reasonable and easy to work with. The approval process is straightforward and seamless—you simply submit your plans for review. As long as the design complements your home and fits the character of the neighborhood, approvals are typically very quick and uncomplicated. The committee's goal is to preserve the beauty of the neighborhood while giving homeowners the flexibility to create the property they envision.

### **Are burn piles allowed?**

Yes, subject to local burn restrictions or burn bans.

### **Who maintains the lawn?**

We use a local landscaper who mows, edges, and blows the entire property—including the creek area—for \$100 per visit.

### **How far does the property extend?**

The property extends to the center of Jones Creek. The land behind the back fence is also part of the property.

### **Can I have chickens?**

Yes, with an appropriate coop and proper care.

### **Can I have horses?**

Yes. The community allows one horse per acre.

# Home Improvements & Updates

Since purchasing the home, we've invested significantly in updating and maintaining it. Highlights include:

- New roof
- New gutters with leaf guards
- Two automatic entry gates
- Updated fencing
- Two HVAC systems replaced
- New water heater
- Pool resurfaced
- Pool re-tiled
- New pool pump
- Cool deck resurfaced
- Outdoor shower added
- Pergola updated
- Complete kitchen remodel with large island
- Quartz countertops
- Subway tile backsplash
- Updated appliances
- All bathrooms remodeled
- Laundry room remodeled
- Wood flooring throughout most of the home
- Updated staircase
- Built-ins added upstairs
- New front door
- New light fixtures throughout the home
- Fresh paint throughout the home
- New carpet throughout the home

- EV charging outlet in the garage that can also be used to connect a portable generator