

Helpful Information for Buyers, Provided by the Seller

23622 Esperia Street

Recent Improvements by Current Owners:

- **Fresh interior paint** throughout much of the home
- Converted secondary tub/shower into a spacious, **fully tiled walk-in shower**—ideal for aging parents, multigenerational living, or anyone seeking easier accessibility
- Durable **epoxy-coated 3-car garage** flooring
- New kitchen **appliances**
- **Professionally refreshed landscaping** and curb appeal enhancements
- **Complete exterior power washing** for a clean, well-maintained appearance

Major Investments by Previous Owners:

- **Fully paid-off solar panel system** for significant long-term energy savings
- **Whole-home natural gas backup generator** providing peace of mind during power outages
- **Whole-home water softener system** for improved water quality and appliance longevity

What We Love About This Home & Community:

- **Rare 1.5-story floor plan** with all four bedrooms conveniently located on the first floor.
- **Fully paid-off solar panels** and a **whole-home backup generator** provide energy savings and peace of mind.
- **Our favorite spot is the upstairs balcony**, where you can enjoy peaceful lake views, beautiful sunsets, and neighborhood fireworks.
- **The walking trail is just steps from the back door**, making it easy to enjoy morning walks, evening strolls, or a quick jog around the lake.
- **Wonderful neighbors** who truly make this feel like home!
- **Easy access to Grand Parkway (99) and Westpark Tollway**, making commuting to Houston, Katy, Sugar Land, and the Energy Corridor quick and convenient.
- **Resort-style community amenities** including pools, splash pads, playgrounds, tennis courts, fitness center, clubhouse, scenic lakes, and miles of walking trails.
- **Zoned to highly regarded Lamar CISD schools**, including Hubenak Elementary, Banks Junior High School, and Tomas High School.