

6622 Ampton Drive

- Completely Renovated
- Large Kitchen Island
- Pot Filler
- Roof - 2023
- Fence - 2026
- Windows - 2025
- Outdoor Kitchen
- Full Bath with Pool Access
- Whole Home Surge Protector

Average Utility Cost:

Electric: \$300-500

Gas: \$30-100

Water: \$90-175

Seller's favorite features about the home:

One of our favorite things about this home is how the kitchen opens up to the rest of the house. The oversized island and abundance of storage make it perfect for everyday living. We also love the backyard, especially the large pool, privacy fence, built-in BBQ. The covered patio is wired for a mounted TV, making it a great place to relax and enjoy the outdoors. The primary bathroom is spacious and beautifully tiled, with an oversized bathtub and walk-in shower. We also love having the attached office/nursery just off the primary bedroom—it's such a versatile space.

Favorite features about the neighborhood: One of our favorite things about this neighborhood is how friendly and welcoming everyone is. The neighbors truly look out for one another, and it feels like a real community. We especially love Halloween, when our court shuts down and everyone comes together to celebrate. It's also a very safe neighborhood where you regularly see kids riding their bikes and families out enjoying the community. With walking trails, a park, a fenced dog park, and pickleball and tennis courts, there's always something to enjoy right outside your door.

Seller's favorite places for dinner, entertainment & shopping nearby: Perry's Steakhouse is nearby for a great dinner, while Willowbrook Mall is just about 15 minutes away for shopping, dining, and entertainment. The Woodlands is also only about 25 minutes away.



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