



AMBER HART

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Top 5 reasons the seller has loved living at this property

1. Amazing views! Firework displays over the lake, sunsets/sunrise through windows.
2. Active & friendly neighborhood.
3. Entertaining kitchen & high end appliances.
4. Accessibility to shops, restaurants & HEB.
5. Schools & proximity to city activities.

Top 10 special features of this property

1. View of the Preserve Greenbelt.
2. Spa-like bathroom.
3. Comfortable back patio.
4. Custom soft close cabinets.
5. Storage!
6. Master closet size.
7. Entergy efficient heating, cooling & water – low utility bills!
8. Large backyard.
9. Privacy of property.
10. Garage workspace.

List of Builder related upgrades

(See attached builder spec list)

Owner upgrades

Electric car charger

Items that do not convey with the sale

Washer & Dryer, Playhouse & slide, Kids room curtains, Sound bars & TV's.

Items that are negotiable

All are negotiable

Amber Hart, Realtor, BA, CLHMS, ILHM, CNE, PSA

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