

A Note From the Seller at 7310 Water Glen

Thank you for your interest in our home! Below is some helpful information that we wanted you to have available. If you need any further information, do not hesitate to ask!

Entry & Living Areas Throughout Home

- Soaring ceilings
- Open-concept floor plan
- Wood-look tile flooring (updated)
- New carpet in bedrooms
- Fresh Interior Paint throughout

Kitchen

- Granite countertops
- Stainless steel appliances
- New dishwasher (2023)
- Under-cabinet lighting
- Huge bar top with breakfast bar open to living room
- Butler's pantry
- Walk-in pantry

Primary Suites

- Two spacious primary en-suite bedrooms
- Main primary bedroom with sitting area
- Luxury spa like bath with oversized soaking tub & separate shower
- Tall ceilings in both
- Second primary or guest suite offers en suite bath with oversized shower & walk in closet

Energy Efficiency & Mechanical

- Spray foam insulation
- Tankless water heater
- Energy Star features
- High-efficiency HVAC system
- Double pane windows

Outdoor Living

- Covered back patio plus separate patio area with gazebo
- Beautifully landscaped backyard with blooming beds yet easy to maintain
- No back neighbors - backs up to high school!
- Spacious yard for entertaining and relaxing
- Two storage sheds

Community Amenities

- Community swimming pool
- Playground
- Dog park
- Walking trails
- Community lakes

Location

- Convenient access to Hwy 288
- Near Manvel Junior High School
- Near Manvel High School
- Close to shopping, dining, and entertainment
- Sidewalks in que to be built with access from neighborhood to the junior high and high school
- Great access to HWY 288 to both down South and/or Med Center Downtown!

We hope you love this home as much as we have!!

~ The Hughes Family