



Things I have enjoyed most about my home.

Our Corner of Champion Forest

With a corner lot, more than half an acre, with a sparkling pool and a beautiful yard that just keeps going. Every other house we toured came with a pool and a strip of grass. This one gave us a real backyard with room to grow, and we knew right away we'd found our home.

We spent the next two years making it ours. The patio with its wood-burning fireplace went in last year, and it quickly became the heart of our home. Our parents loved sipping their morning coffee out there in the sunshine with the dogs curled up at their feet. On fall evenings, the guys would pull up chairs for cigars and football around a crackling fire, with just enough nip in the air to make it perfect. So many of our favorite memories were made on that patio. The roll-down screen was the best decision we made out there. It turns a Gulf Coast patio into a cozy spot you'll want to enjoy all year.

The four-car garage was a big part of why we fell for this house. Be sure to notice the straight-in entry off Tranquil Park, which is hard to find in Champion Forest. There's plenty of storage along the sides, and the renovated workbench area with its wall-mounted tool rack has been home to many happy weekend projects.

Inside, we made changes to help the house live better day to day and hold up to whatever Texas weather brings. We ran a gas line because we love to cook, and nothing beats cooking on gas. We turned the half bath by the laundry into a walk-in pantry, because the kitchen needed storage far more than the house needed a sixth toilet. Upstairs, we added a kitchenette so the second floor works as its own cozy retreat for quiet get-togethers or family game nights.

We handled the behind-the-scenes work too, so you won't have to. We put on a new roof in fall 2024. We added a standby generator, because after Beryl we promised ourselves we'd never sit in the dark. And we installed new A/C condensers and a tankless water heater, so there's always plenty of hot water for everyone.

This house has been so good to us. We hope the next family loves it just as much and makes as many happy memories here as we did.

Warm regards,

Cary and Jutta Williams



Locally Owned, Locally Known

281.636.5633 | PoolRealtyGroup.com | ellen@poolrealtygroup.com

6606 FM 1488, Suite 148-358, Magnolia, TX 77354