

# Property perks

**2912 LYNNBROOK**



REALTYONEGROUP  
PROSPER

- Across from the amenity center and community pool
- Walking distance to coffee shops/restaurants/bars
- Top-rated childcare options within a 10 minute drive
- Quiet, established neighborhood; no thru-traffic past the bridge
- HOA activities throughout the year, including a summer concert series, wine nights, and Christmas photos with Santa
- Direct access to surrounding Greenbelt (hike-and-bike trails)
- Pet-friendly bars and boarding options nearby
- HEB and 24 hour pharmacy less than 2 miles away
- Floor plan allows for main-bedroom privacy
- 10 minutes to I-35; 10 minutes to Mopac
- Fireplace creates a cozy ambiance for cold winter days