

Dear Potential Buyers of 202 Anslem Drive,

Welcome to 202 Anslem Drive! We're thrilled you're considering making this house your home. We've loved living here for over two decades, and we hope you'll find it as special as we have.

Days on Market

Our home has been listed for a while, and we want to address that openly. The time on market isn't due to issues with the property — in fact, it recently passed inspections during a previous offer. Unfortunately, that buyer's sale fell through, which affected their ability to move forward.

The good news is that the home is available again and ready for the right buyer. We've continued to keep it well-maintained, refreshed, and competitively priced so the next owner can move in with confidence.

Garage

The garage comfortably fits two full-size vehicles. I drive a 2024 Toyota Tundra, and it fits easily. Our other vehicle is a full-size Volvo XC90. Even with both vehicles parked, we had room for storage cabinets and a full-size refrigerator.

Backyard Property Line

The property line ends where the fence ends. Several years ago, a hurricane knocked down large trees and damaged the back fence. We had the trees removed and the area cleared, creating an extended yard that offers beautiful scenery and additional space to enjoy.

The Neighborhood

This is a well-established neighborhood that has grown alongside the surrounding community. The mature trees and landscaping are beautifully maintained, and it's clear that residents take pride in their homes, something you'll notice as you drive through the street and nearby areas. The neighborhood is a peaceful mix of both younger and older families, creating a well-balanced community. We've had the pleasure of knowing our surrounding neighbors for years, most of them are long time residents of the area.

Recent Upgrades (Past 5 Years)

- New Roof - 2021
- New Fence - 2021
- New A / C – upgraded from 3 Ton to 3.5 Ton, replaced both inside and outside units - 2023
- Security Cameras – four exterior cameras - 2024
- New Windows – two front-facing bedroom windows and kitchen window - 2024
- New Air Conditioner in Sunroom - 2024
- New Aerator Pump installed on septic system, with full maintenance and pump-out - 2025
- New Exterior Paint - 2025

Final Thoughts

We've lived in this home since 2004 and raised our family here, creating countless wonderful memories. It's been a fantastic place to live, and the area continues to grow year after year. With excellent schools, restaurants, and entertainment nearby—including the Youngsville Mardi Gras parade just a short walk away—we're confident you'll love it here too.

We're confident that the next owner of this home will enjoy it just as much as we have over the past 21 years. We are happy to answer any questions that may come up, and we look forward to working with you to make this deal move forward to the next steps.

Sincerely,

Sellers @ 202 Anslem Drive