

540 Green Cedar Drive, League City, TX 77573

Attributes of our Beautiful Home:

- New roof (2018)
- New landscaping in front yard (2019)
- Underground sprinkler system in front, back and both sides of the yard
- Recently installed cedar fencing all around backyard (2015)
- Concrete sidewalk on side of house leading into back patio
- Covered spacious, breezy patio with epoxy painted concrete flooring and three ceiling fans with lights
- Surround sound speakers mounted on patio for outdoor movies
- Storage shed on concrete slab (with tiedowns) in backyard with external electrical outlets
- Tinted solar screens on all windows (Energy Saving)
- Generator transfer switch next to breaker box
- Trane 5-ton A/C with two speed compressor and air handler, programmable thermostat (2013)
- Five return air vents for extra ventilation cooling
- Rigid ductwork in attic
- New gas Rheem 30-gallon water heater (2018)
- Two huge attics, floored for storage, above garage and inside house entry with installed lighting
- Recently remodeled and painted kitchen cabinets with tons of space
- New kitchen granite countertops (2018)
- New Whirlpool appliances (2016)
- New garbage disposal (2017)
- All bedrooms, baths, kitchen, dining area, living room and kitchen recently painted (2018)
- Ceiling fans in all rooms, bedrooms, bathrooms and kitchen area
- Spacious huge master bedroom with double doors and five large windows
- Ceramic tile in bathrooms, entry hall, kitchen, utility room and pantry area
- Elegant laminate wood flooring in all other areas of house (no carpet in house)
- Surround Sound System in living room
- Built in living room entertainment center
- 2" faux wood blinds with matching valance on all windows
- Security system, all doors and windows wired, inside camera, wireless monitoring (all owned equipment)
- Ring security doorbell with camera at front door (sync with iPhone)
- Ring security floodlights with camera on back porch (sync with iPhone)
- Front porch light on programmable switch
- Glass storm door on front entry (optional replacement screen during cool months)
- Wainscoting on walls in garage
- Insulation on garage door with ventilation
- Garage door opener with two remotes, monitor in master bedroom and keyless entry keypad
- Plywood inserts with hurricane clips for all windows and doors in storage shed

Why We Love Our Neighborhood:

- Small subdivision w/so many conveniences nearby (malls, shopping, restaurants, sport complexes)
- Quiet neighborhood with well-maintained homes
- Friendly neighbors
- No MUD taxes
- Affordable HOA fees
- NO FLOODING DURING HARVEY!!!