

LIST OF SELLING FEATURES IN HOME -12102 Linden Walk Lane



Mitzi Jean-Realtor

Proximity to neighborhood amenities - Parks, Club House, gym, jogging and walking trails, 2-3 blocks away

Minutes to Retail, which includes Pearland Town Center, Costco, Aldi's, restaurants, minutes to several schools

Beautiful elevation of home, three car garage - tandem w/epoxy floor, large utility room, great storage with upgraded cabinets

in baths and utility room, counters raised in baths and kitchen, medicine cabinets added in master bath and

baths, upgrade of 2nd stainless convection oven in kitchen, upgrade of stone on fireplace and addition

from floor to ceiling, including adding a raised hearth, upgrade of full sprinkler system, kitchen island

moved out 4" and raised bar 42" at island w/raised dishwasher, extended kitchen bar to have 16" overhang with

steel plate supports, upgrades of commodes to raised bowls- all baths, raised master & bath 3 shower heads and

surrounding tiles to 7', raised master bath and bath #3 shower enclosures and additional 6 inches, relocated shower head and valve in bath #3, these upgrades were additional in the amount of \$11,474.00, which included adding double flood light at rear, adding motion detector flood light at front of garage, add duplex outlets in several rooms, add GFCI outlet in master bath, added prewire for 2 more speakers in family room, added dimmer to dining

room, prewired for speakers on patio, add tv jack on patio, and relocated outlets, pendant lighting and recessed

cans in kitchen and other rooms. Sound proofing was added in bedroom #4 and office

Evaporator coils were both replaced in June/July of 2019

Custom window treatments were added throughout the house

Mosquito system was installed

LED bulbs through-out the house

Great architectural features enhancing the home. high ceilings. crown moldings. vaulted and special ceiling treatments, fantastic natural light flows throu-out the house
Beautiful granites with a nice thickness in kitchen and baths

Stainless steel appliances in kitchen, with a hidden vent and light, under cabinet lighting w/remote

The home offers a great location with a large lot and two side yards if you like to garden or would like to have a separate space for working out or meditation,

Minutes to 288, medical center and downtown

The above information was provided by the Seller.