

1317 Deer Ridge Dr., League City – The Oaks of Clear Creek Subdivision

Home did flood in Harvey approximately 6". Flood zone is a "Preferred Flood Zone" (X) and flood insurance ~\$450/yr. Entire downstairs completely renovated, including:

- New front door
- New tile floors in kitchen
- New wood floors in living areas
- New carpet in downstairs master bedroom
- New kitchen cabinets
- New quartz counter tops w/ tile backsplash
- New stainless steel appliances
 - Samsung double convection oven
 - Quiet Bosch dishwasher - light reflects on the floor when wash cycle is complete
 - New microwave

Other home features include:

- Home has custom architectural wood throughout
- Home has a handicap lift chair with 2 remotes. This is optional and can be removed if buyer chooses
- Home has two master bedrooms, one on first floor, other on second floor. First floor master suite originally built for the Mother-in-law with a huge walk in closet
- Under staircase storage closet in second master bedroom
- Two living areas
- Formal dining room
- Kitchen fully renovated since Harvey
- Kitchen sink has hot tap water spout
- Game room/family area on second story
- Large master bedroom and master bathroom on second floor with whirlpool bathtub, separate shower, huge walk in closet and laundry shoot
- Laundry room is nice size with extra cabinets, shelving and adjustable table to fold clothes
- Covered back porch w/ attached breezeway
- Upgraded backyard wrought iron fence
- Originally a three car garage, one section can be used as a functioning workshop complete with A/C unit, heater and water hookups to accommodate a refrigerator
- Makes a great man cave! Garage door still opens manually to utilize as a garage
- Brinx security system installed and can be set up to be used wireless or remotely
- Gutters are covered to prevent plugging
- Automatic sprinkler system
- Breakfast area windows replaced with double paned windows with tilt in features for easy cleaning
- Home has two A/C units

- Solar screens on all windows with exception of windows in breakfast area looking out to the back yard
- Gas lights in front yard have been upgraded
- Driveway is extra wide and long
- Two attics, one accessible inside the house and the other accessible through the workshop over the garage. Both overlaid with plywood flooring for easy storage.
- All wood on exterior of home replaced with hardiplank.
- Crown molding throughout
- Front porch light has motion detection
- HOA dues approximately \$450/yr.
- Ceiling fans in every room, including master bathroom
- Home has had foundation work with lifetime transferable warranty
- Actual square footage of home is 3,205 sf. Tax information is incorrect.
- Neighborhood has recreational tennis courts and pool
- Refrigerator not included and not negotiable.