



# PRESENTING

1309 SILVERLEAF - FRIENDSWOOD, TX 77546



This beautifully updated house is located in one of Friendswood's most sought after neighborhood "Sterlingwood", which is centrally located near three shopping centers with stores such as H.E.B., Cato's Fashion, Marble Slab, 24 Hour Fitness, Walgreens and Starbucks. Walking Distance to Stevenson Park, Dog Park at Old Town Park.

This house has 5 generous sized bedrooms and 3 1/2 bathrooms along with a large game room with built in shelves which are able to accommodate a entertainment center. One of the bedrooms on the second floor can be utilized as a second master bedroom if necessary. A large master suite is located on the first floor with brand new spa like bathroom and spacious walk-in closet. All living areas have been freshly painted.

The design of backyard was inspired by the Rare Double Canary Island Date Palm Specimen Tree which sets the landscape for a relaxing oasis after a hard day of working.

All while maintaining its caring and close knit community

## Upgrades

### KITCHEN

- Fresh Paint on Cabinets
- Granite Counter Top
- Appliances - Gas and Electric Connections
- High End Stainless Steel Jenn-Air Appliances - Purchased in 2014
- Down Draft Stove Top
- Double Oven
- Fo-Marble Flooring - Installed June 2014 by Five Star Floors
- LaGrand - Installed 2017
- Under Cabinet Lighting
- Under Cabinet Outlets
- KOHLER Under Mount Cast Iron Sink - Life Time Warranty - by Moore Supply Co.

### LIVING ROOM

- Wood Burning Gas Fireplace
- Alamo Engineered Hardwood floor- Color Dickinson

### FOYER

- Tierney 7 Light Entry Chandelier and Sconces in Stairway

### BLINDS

- Faux Wood Blinds in all windows - 2012

### ROOF - FEBRUARY 2017

- Certificate of Compliance WPI-8
- Owens Corning Tru Def Duration 40 Year Shingle - Black Onyx
- 5" Aluminum Seamless Guttering with Downspouts

### Jericho Foundation Repairs -

- August 2019
- Lifetime Transferable Warranty - Call 30 days after purchase

### CYBERSCAPE LANDSCAPE

- Design Imaging Group - 2013
- Programable Sprinkler System In entire yard

### NEW MASTER ON-SUITE 2020

- New tile throughout
- Quartz Countertop
- Frameless Shower Doors
- Jacuzzi Tub