



4487 Genoa
League City, TX 77573
MLS #89632578

SPECIAL FEATURES OF THIS HOME

Master Bedroom - Downstairs

9' ceiling
Large windows with 2" blinds
Fresh paint

Bay window
Elegant ceiling fan
Carpet flooring replaced in 2020

Master Bathroom - Downstairs

9' ceiling
Oversized garden tub
Vanity with 2 sinks
2 closets
Fresh paint

Tiled master shower
Private toilet area
Bright lights
Tile flooring

Living Room - Downstairs

18' ceiling
Gas log tiled fireplace
Large windows with 2" blinds
Fresh paint

Carpet flooring
Mantlepiece with legs
Ceiling fan
Opens to breakfast room and living room

Kitchen - Downstairs

9' ceiling
Granite countertops with rounded edges
Gas stove
Breakfast bar
Opens to breakfast room and living room
Fresh paint

Moen Stainless Faucet with pullout nozzle
Black appliances
Raised panel cabinets with adjustable shelves
Fresh paint
Recessed lights
GE Refrigerator included

Breakfast Room - Downstairs

9' ceiling
Large windows with 2" blinds
Fresh paint

Large windows with 2" blinds
Elegant hanging light fixture
Tile flooring

Dining Room - Downstairs

9' ceiling
Large windows with 2" blinds
Wood flooring

Elegant hanging light fixture
Fresh paint
Opens to kitchen and entryway

Utility Room - Downstairs

9' ceiling
3' of wall space available for additional storage
Gas line/electric outlets available for dryer
Tile flooring

5' long shelves and clothes bar
Gas & electric
Fresh paint

Bedrooms (3) - Upstairs

8' ceilings
Large windows with 2" blinds
Carpet flooring (looks new)

Ceiling fans (2), ceiling light fixture (1)
Fresh paint

Bathrooms (2) – Upstairs

8' ceiling
Vanity with 1 sink
Fresh paint
1 bathroom serves 2 bedrooms

Tub with shower
Bright lighting
Tile flooring
1 bathroom serves 1 bedroom & media room

Media Room/Bedroom – Upstairs

8' ceiling
Carpet flooring (looks new)
This room can also be used as a 5th bedroom

Fresh paint
Large window with 2" blinds

Game Room - Upstairs

8' ceiling
Floor electrical outlets
Carpet flooring (looks new)

Large & small windows with 2" blinds
Fresh paint
Surrounded by beautiful wood/metal staircase

Interior

Freshly painted throughout
Rounded sheetrock corners
Solid wood front door with $\frac{3}{4}$ glass insert

Raised panel doors
LED recessed lights
Solid wood back door with $\frac{1}{2}$ glass insert

Exterior

Brick/stone/wood exterior
Landscaped front and back
5-Ton 14-Seer Rheem A/C
Water sprinkler system in front and back with 6 zones
Custom cast stone address plaque

Extended covered patio
30-year architectural shingles
Ceiling fan on back porch
Storm window cover panels

Garage

2-car, oversized
Garage door remotes

Epoxy flooring