

House Viewers and Realtors- PLEASE TAKE ONE

4521 Mesquite Terrace Dr

Owner Installed New Updates and Home Highlights

Cleaner and a much better value than a new home

Lived in only 17 months - owner work transferred

- **No Area Flooding during Hurricane Harvey**
- Security system installed with 2 each control pads- one in the Master bedroom
- Security monitoring, remote view front door camera and interior remote lighting control included in already low HOA fee
- New entry door keypad lock - remote controllable
- All floor tiles, bathroom tiles, and backsplashes have been professionally sealed after purchase by Owner and before use (\$1200 value)
- New 360 degree rain gutters and down spouts installed
- New Patio reinforced concrete slab extension installed
- New additional outdoor grilling area with pavers installed
- New large Master Spa 4 pump premium unit with heater, lights and ozone generator installed (will stay for full home purchase price)
- New additional outdoor entertaining, fire pit and BBQ crushed granite area installed
- New spacious 3/4" thick decking in the attic installed for additional storage
- New underground drainage installed on both sides of the home
- Newly upgraded landscaped areas front and rear yards
- New bracket and tv installed in outdoor patio (can stay with house-negotiable)
- New Professionally installed premium window shades and Custom hand made drapes throughout home (all stay for \$1,000 additional)
- Fully automatic sprinkler system covers the entire property
- 2 each 40 gallon high efficiency hot water heaters installed in attic
- Upgraded natural gas kitchen with designer backsplash, stainless steel appliances and sink
- Builder upgraded covered concrete patio with brick columns
- Spacious pantry
- Brick exterior all sides of home, with Hardie-board trim all around

- Utility room has gas and electric service
- Low utility bills / energy efficient and quiet interior
- Spacious, airy, efficiently designed interior with multi-level high ceiling vaults
- Master Planned community with clubhouse, 2 large swimming pools, play ground park, fishing lake- all open
- 5 minutes to Pearland Town Center