

Residence Highlights
2615 Granite Shadow Lane
League City, TX 77573

June 21, 2020

Highlights:

Lennar Homes, Sierra model with enhanced stone, brick, and hardy plank exterior with front porch. 3599 sf (builder appraisal). 2 story, 5 bedrooms (master and guest on 1st floor), 4 bath, study, media room, and upstairs family room with double doors.

Mahogany front door with privacy glass and Wrought Iron 9' ceilings with soaring 2 story open ceiling family room.

Upgraded flooring including wood in the study.

Extensive crown molding.

Upgraded kitchen appliances, large kitchen island with seating area.

Schlage keyless entry at front door.

Professional landscaping, flagstone driveway extensions, full sprinkler system and 2 car finished garage.

Custom Geometric shape pool and spa with "polished marble" pebble finish, "mule palm trees" (cold weather protection) with custom LED lighting and extensive travertine decking.

Survey available with the pool and hardscape improvements.

Home built in 2017.

Custom Pool

Built by Southern Charm Pools

Pentair equipment

10,957-gallon pool

610-gallon spa

2 Fountains and 2 bubblers

Wet Edge Primera Stone

712 sf of Adobe Tumbled Travertine decking

Professionally maintained by All About Pools

Home Upgrades / Inside

Crown molding complete downstairs

White window blinds

Custom silhouette blinds in the dining room and master bedroom blackout silhouette blinds.

Ceiling fans with lights in all rooms.

Dimmer light switches in kitchen for the pendant lights, dining room and master bathroom.

Full gutters whole house.

Upgraded "Laurel Leaf" lighting fixtures whole house.

Upgraded door hardware.

Upgraded bathroom framed mirrors throughout home.

Upgraded Moen dual shower heads in the master bedroom shower.

Master bedroom shower has built in seating ledge.

Mud room cabinet by garage door entry & large storage area under the 2nd floor steps.

Security system with keypad.

Cable wiring in house.

Home fully painted with Sherwin Williams Emerald level paint, eggshell finish, SW 7050 Useful Grey.

Flooring

Upgraded Daltile 12x24 porcelain tile throughout home including entry, hallway, family room, kitchen, hallway closet and all wet areas. Staggered layout.

Upgraded carpet and pad in home.

Wood flooring in the study.

Kitchen

Upgraded granite countertops and backsplash.

42" upgraded cabinets with undercabinet lighting.

Stainless Steel Whirlpool appliances.

Upgraded Whirlpool Gallery French Door refrigerator & other kitchen appliances.

Whirlpool Gallery gas cooktop & oven.

Lower cabinets have Richelieu pull out drawers.

Blanco composite sink.

Oversize kitchen Island with seating area.

Hardware on all cabinets & drawers (throughout home).

Outside / Front Yard

Custom landscaping with manicured landscaping.

Flagstone driveway extensions both sides of driveway.

Custom stonework around trees and flower beds.

Outside / Back Yard

Extended covered patio.

Gas stub for BBQ on patio

Complete yard Rainbird automatic sprinkler system

Custom landscaping with palm trees and shrub's

Custom landscape lighting package back yard

Extensive travertine wraps around patio and pool

Garage

Garage floor epoxy finish

4 sections of Onrax storage shelving built in

Painted with Sherwin Williams paint

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