



## UPGRADED ITEMS LIST

2709 Bernadino Drive  
Texas City, TX 77568

*Premium Waterfront Lot on Cul-De-Sac, Water On Two Sides.*

3 Bedroom, 2bathrooms, with an additional office den. 2 car garage home located on a cul-de-sac in the newly developing Lago Mar Neighborhood.

This home completed build with the current owners in Sept 2018. Best lot in the entire neighborhood. Water on two sides!! Spacious elbow room from your neighbors!

Fenced in backyard over looks one of the small lakes in Lago Mar. HOA dues include access to the new Blue Water Lagoon.

Upgrades throughout the home are extensive. Large bay windows in master bedroom and dining room both have water views. Owners spared no expense as these windows come with Levolor remote control window shades.

The upgraded lighting fixtures in the living area create a French farmhouse feel with an open floorplan to entertain!

### Upgrades include:

- *Brick around entire home. No siding material*
- *Custom stone front wrapping around the side*
- *Covered back patio*
- *All wrought iron fencing, no wood*
- *Gutters installed*
- *Upgraded front door and garage door*
- *Tile in bathrooms and laundry room. Carpet in bedrooms. Upgrade to include gray vinyl plank flooring throughout living area.*
- *Built in office desk and upper cabinets*
- *Rounded bull-nose corners on all interior walls*
- *Extra tall cabinets in Kitchen with crown molding*
- *New Hardware on all kitchen and master bath cabinets*
- *Upgraded light fixtures*
- *Wood faux blinds on windows and Levolor remote control window shades in dining and master bedroom.*
- *Corner lot, on cul-de-sac, water on two sides.*
- *Custom mirror in primary bathroom*
- *Upgraded faucet in primary bathroom*

### Community includes:

- *Gated Community*
- *Swimming pool (separate place from the Lagoon) with lifeguard on duty*
- *Playground*
- *Soccer field*
- *Extra-wide sidewalk trails*
- *Easy access to I-45*
- *Now open, the 12-acre Lago Mar Crystal Lagoon*



Future phases of development around the lagoon are planned to include hotels, retail, dining, entertainment, as well as a separate pay-for-access beach club with multiple beaches, a cabana pool, a two-story swim-up bar on an island, a kid's beach with water features, a floating obstacle course, and a world-class watersports facility including kayaks, paddleboards and small sailboats. When the district is complete, you'll be able to swim, paddle, play and then end the day with drinks and dinner on our beautiful Breezeway Boardwalk.