

# What I ❤️ about this home

## 8434 Coastway Ln, Houston

### In the seller's own words:

#### What is your favorite feature of your home?

"View of patio and back yard from living room. The glass door cabinets over breakfast bar with lights. The upgraded bathrooms with new tile"

#### What is the best thing about the location of your home?

"Proximity to Hwy 45, Beltway 8 and Hwy 288. New elementary school that opened in 2020"

**Top neighborhood spots:** "Walter Jones Park next to new elementary school; convenient shopping in Pearland and Baybrook Mall; Starbucks just a few blocks away; New Target and Burlington blocks away..." (see area map)

**Neighborhood community and amenities:** Walter Jones Park has picnic areas, playground, fields, tennis courts, and covered basketball courts; "it's a quiet neighborhood in an established community".

### Original owners – home was purchased and built in 1976

#### Exterior features/updates/upgrades

- Bahama storm shutters on front bedrooms
- Custom Pergola over natural slate patio
- Beautifully maintained and extensively landscaped yards
- Brick patio on east end of garden shed/workshop perfect for grilling
- Garden shed/workshop with built-ins, A/C, lights and outlets (exterior storage too!)
- Custom storage cabinets throughout garage
- Architectural 30 year roof – 2016
- Hardi-plank fascia and siding – 2017/2018
- Exterior painted – 2018
- Bronze colored gutters – 2018
- Rain gutter catchment system - 2020
- New back fence – 2020
- New side fence – 2017
- THREE double insulated Energy Star Pella patio doors – 2017
- Entire perimeter foundation of home proactively stabilized in 2016 with transferrable lifetime warranty

#### Interior features/updates/upgrades

- Open floor plan with wood burning fireplace
- Custom African Mahogany kitchen cabinets – with special features
- Under cabinet LED lighting
- All top of the line kitchen appliances new in 2018 and will stay with home
- Custom African Mahogany corner china cabinet in formal dining room
- Primary bedroom has custom wood ceiling
- Primary en-suite: His & Her closets, NEW custom tiled shower with lit niche, custom cabinets, Corian counters, separate toilet/shower area
- Hall bath: New tiled walk-in shower, custom vanity, Corian counters, hidden medicine cabinet
- Mahogany interior doors with brushed nickel hardware
- NO carpeting beautiful tile floors or wood laminate throughout
- High efficiency A/C and furnace – 2018
- Gas water heater replaced – 11/2016
- 12" additional blown insulation in attic

*Shows like a model home!!!!*