



**Address:** 225 W. MARION STREET, CLUTE

	3 BEDROOM / 2 BATHROOM / 2 CAR OVERSIZED DETACHED GARAGE	1652 SQFT
2020	ROOF REPLACED ON HOUSE – GARAGE ROOF 2006	
2020	HOTWATER HEATER REPLACED	
2020	FURNACE AND COIL REPLACED	
2016	REFURBISHED A/C CONDENSOR	
2020	REPAINTED EXTERIOR OF HOME – WOOD & HARDIPLANK	
	WOOD DECK ADDED TO BACK OF HOME	
	CEILING FANS HAVE BEEN UPDATED	
	DOORS / DOOR TRIM HAVE BEEN REPLACED	
2020	INTERIOR PAINT & TEXTURE	
	DOUBLE PANED INSULATED WINDOWS	
	2" BLINDS THROUGHOUT HOME	
	KITCHEN UPDATES INCLUDE REFINISHED LAMINATE COUNTERTOPS, RANGE REPLACED 2017, BACKSPLASH ADDED	
2020	SECONDARY BATHROOM UPDATED WITH TUB/SHOWER SURROUND, TOILET, BACKSPLASH, PLUMBING FIXTURES	
2012	MASTER BATHROOM UPDATED WITH ALL TILE SHOWER, TOILET, LIGHTING, MIRRORS, PLUMBING FIXTURES	
	MASTER BEDROOM HAS FRENCH DOOR TO BACKYARD	
	PLENTY OF CABINET STORAGE PLUS WALK IN CLOSETS IN EACH ROOM, PULL DOWN ATTIC STAIRS FOR ATTIC STORAGE	
	GARAGE FEATURES – OVERSIZED 2 CAR GARAGE WITH PEG BOARD WALLS, 220 OUTLET, SEPARATE ELECTRICAL PANEL, AND WORKBENCHES	
	LARGE COVERED FRONT PORCH WITH LAWN FENCED IN WITH DRIVEWAY GATE AND CARPORT	
	HOME IS LOCATED IN WALKING DISTANCE TO THE ELEMENTARY, HIGH SCHOOL AND COMMUNITY PARK	
	HOME IS LOCATED IN ZONE X OUTSIDE THE 100 & 500 YEAR FLOODPLAINS –BUYER SHOULD VERIFY – INFORMATON FROM MLS RECORDS	

