

# 18211 S. Austin Shore Drive

## Bridgeland Subdivision

### **FRONT ENTRY (12 X 6)**

- ◆ Ring camera and bell
- ◆ Front door with glass and wrought iron
- ◆ Exterior lanterns

### **STUDY / LIBRARY (12 X 11)**

- ◆ French doors
- ◆ Recessed lighting
- ◆ Crown molding
- ◆ Ceiling fan with lights
- ◆ Arched windows with shutters
- ◆ Built-in desk with bookshelves
- ◆ Neutral paint
- ◆ Floor—hand-scraped reclaimed wood

### **DINING ROOM (11 X 10)**

- ◆ Crown molding
- ◆ Oversized iron chandelier
- ◆ Neutral paint
- ◆ Floor—hand-scraped reclaimed wood

### **FAMILY ROOM (20 X 18)**

- ◆ Recessed lighting
- ◆ Crown molding
- ◆ Ceiling fan with lights
- ◆ Ceiling speakers
- ◆ 4 windows with 2" blinds
- ◆ Built-in media center with glass front cabinets
- ◆ Custom floor outlets
- ◆ Corner fireplace—wood burning with gas starter and stone surround
- ◆ Glass door to access backyard
- ◆ Doggie door
- ◆ Floor—hand-scraped reclaimed wood

### **KITCHEN (15 X 13)**

- ◆ Open and overlooks family room
- ◆ Recessed lighting
- ◆ Crown molding
- ◆ Designer drop lights over island
- ◆ Granite countertops with tile backsplash and decorative inserts
- ◆ Under cabinet lighting
- ◆ Granite island with closed storage
- ◆ Double compartment stainless sink
- ◆ Insinkerator garbage disposal
- ◆ Moen Faucet
- ◆ GE 3-door refrigerator with ice and water in door
- ◆ GE Profile 4-burners gas cooktop
- ◆ GE oven
- ◆ Bosch dishwasher (new in 2020)
- ◆ GE microwave
- ◆ 18" ceramic tile floor

### **BREAKFAST ROOM (10 X 7)**

- ◆ Crown molding
- ◆ Decorative iron light fixture
- ◆ 3 large windows with 2" blinds and full length window seat
- ◆ Walk-in pantry
- ◆ 18" ceramic tile floor

### **LAUNDRY ROOM (6 X 5)**

- ◆ Closed storage with shelves
- ◆ Hanging area
- ◆ 18" ceramic tile floor

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## **PRIMARY SUITE (21 X 15)**

- ◆ Ceiling fan with lights
- ◆ Curved wall with 5 windows
- ◆ Neutral paint
- ◆ Neutral carpet
- ◆ Walk-in closet with custom built-ins (10 X 10)

## **ENSUITE BATH (12 X 10)**

- ◆ Recessed lighting
- ◆ Designer light fixtures
- ◆ Marble countertop
- ◆ Double porcelain sinks
- ◆ Nickel finished fixtures
- ◆ Oval jetted tub with tile surround
- ◆ Separate shower with glass door
- ◆ Window for natural light with 2" blinds
- ◆ Separate lavatory room
- ◆ 18" ceramic tile with tile inserts

## **2ND BEDROOM (13 X 11)**

- ◆ Ceiling fan with lights
- ◆ Window with 2" blinds
- ◆ Walk-in closet with custom built-ins
- ◆ Neutral paint
- ◆ Neutral carpet

## **3RD BEDROOM OR LIBRARY (12 X 11)**

- ◆ Ceiling fan with lights
- ◆ Window with 2" blinds
- ◆ Walk-in closet
- ◆ Neutral paint
- ◆ Neutral carpet

## **4TH BEDROOM (12 X 11)**

- ◆ Ceiling fan with lights
- ◆ Window with 2" blinds
- ◆ Walk-in closet with custom built-ins
- ◆ Neutral paint
- ◆ Neutral carpet
- ◆ Access to shared bath with private sink and vanity

## **1ST FLOOR SHARED BATH**

- ◆ Access from 3rd and 4th bedrooms; 2nd bedroom has private access
- ◆ Designer light fixtures
- ◆ Granite countertops
- ◆ 2 separate porcelain sinks
- ◆ Tub/shower combination with tile surround
- ◆ Neutral paint

## **2ND FLOOR MEDIA ROOM (18 X 14)**

- ◆ Double door entry
- ◆ Tray ceiling
- ◆ Ceiling fan
- ◆ 4 designer light fixtures—lantern style
- ◆ Epson projector
- ◆ Wall screen
- ◆ 6 wall speakers for surround sound
- ◆ Neutral paint
- ◆ Neutral carpet

## **2ND FLOOR GAME ROOM (22 X 16)**

- ◆ Tray ceiling
- ◆ Recessing lighting
- ◆ Ceiling speakers
- ◆ Designer light fixture
- ◆ Windows with 2"blinds
- ◆ Wet bar with stainless bar sink
- ◆ Granite countertop with slate tile backsplash
- ◆ Cabinets with glass fronts
- ◆ GE beverage cooler
- ◆ GE Monogram under cabinet refrigerator
- ◆ Extra electrical and cable connections for flat screen TV's
- ◆ Neutral paint
- ◆ Hardwood floor

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## **2ND FLOOR FULL BATH**

- ◆ Designer light fixture
- ◆ Vanity with granite countertop
- ◆ Porcelain sink
- ◆ Tub/shower combination with tile surround
- ◆ Slate tile floor with tile inserts

## **BACKYARD OASIS**

- ◆ Covered patio
- ◆ Ceiling fan
- ◆ Flat screen TV
- ◆ 4 ceiling speakers
- ◆ Outdoor kitchen
- ◆ Granite countertop
- ◆ Stainless sink
- ◆ GE Monogram under counter refrigerator
- ◆ GE Monogram gas grill
- ◆ Heated pool and spa—heated by solar panel and gas heater
- ◆ 12” raised fire pit and bench
- ◆ Rock waterfall and weeping wall
- ◆ Tanning shelf with umbrella sleeve
- ◆ Skimmers
- ◆ Flagstone and concrete ground surface
- ◆ Lush landscape
- ◆ Backyard access to House Hahl walking trail

## **ADDITIONAL PROPERTY FEATURES**

- ◆ Additional cable, ethernet and phone outlets throughout home
- ◆ Media/electrical closet on 1st floor
- ◆ High ceilings throughout
- ◆ Alarm system
- ◆ Hunter sprinkler system
- ◆ Invisible fence (never been used)
- ◆ Fully landscaped
- ◆ Front yard flag pole holder
- ◆ Two car garage with barn style doors
- ◆ Master planned community

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## **PROPERTY UPGRADES**

- ◆ Brand new carpet upstairs and downstairs \$4900
- ◆ GE profile Cooktop replaced Apr 2020 - \$1800
- ◆ Dishwasher replaced Nov 2019 - \$999
- ◆ 2 Water Heaters replaced July 2015 - \$1800
- ◆ Downstairs AC replaced Aug 2016 \$6800
- ◆ Upstairs AC replaced May 2014
- ◆ Main Pool pump - January 2021- \$1200
- ◆ Pool Booster pump \$500 - January 2021
- ◆ Pool Remote Control and antenna \$700 - January 2021

## **SCHOOLS**

Elementary	Pope Elementary School
Middle school	Smith Middle School (Cypress-Fairbanks)
High school	Bridgeland High School

## **PROPERTY PROFILE**

Year Built:	2006
Square Feet:	3,486/ Appraisal 3,381/ Appraisal District
2021 Taxes:	\$12,997 w/o exemptions

## **MAINTENANCE FEE**

Fees or assessments	\$1,255.00 Mandatory Fee
Includes events, parks maintenance, pool, tennis courts and gym.	
Bridgeland Council, Inc.	\$555.00 in 2021
Lakeland Village CAI	\$700.00 in 2021