

74 Chervil Common, Lake Jackson, Texas 77566

Property Features

Two Story End Unit Townhouse (2,485 SF)

* 4 bedrooms

* 3 Full Bathrooms

* 2 Car Attached Garage

* Game Room / Bonus Area

2018 Complete Exterior and Interior Renovation

New Roofing and Decking

New Exterior Hardi Plank Siding and Sheathing

New Exterior Windows and Doors

New Electrical , Plumbing and HVAC

Separate HVAC Systems - 1st & 2nd Floor

New Cabinets (soft close) and Fixtures

Silestone Quartz Countertops - All

New Plumbing Fixtures and Jetted Heated Spa Tub

New Plank Tile Vinyl Floors

Remote Control Motorized Window Blinds

Faux Window Blind Treatments

Solar Window Screens

Epoxy Garage Floor

Large First Floor Bedroom

Utility Room - Includes Stainless Steel Sink

Storage Room - under stairs

Large 8' Kitchen Island with storage

Overhead Garage Storage

Custom Tile and Interior Finishes

Foam / Rockwool Insulation

Undercounter Dual Microwave / Convection Oven

Slide-in Electric Stove / Convection Oven

Water Potfiller above stove

Kitchen Pantry

Double Vanity Master Bath / Separate Commode Room

Water Softner

Stainless Steel Kitchen Appliances

Walk In Closet - Master Bedroom

Alarm System

Hard wired door and window contacts

Video Camera System - Ring Video Doorbell

4 Hard wired Video Cameras and Ring Video

Surround Sound Speaker System

Hard wired - Living Room, First Floor Bedroom & Master Bedroom

Data / Cable Wiring

Cat5 and TV cabling hard wired in all bedrooms, office and living room

Approx. Dimensions

<u>First Floor</u>		<u>Second Floor</u>	
Side Patio - Privacy Fence	23' x 10'	Bedroom 1	16' x 12'
Entry Foyer	14' x 13'	Bedroom 2	15' x 10'
Study / Sitting Area	18' x 7'	Master Bedroom	14' x 16'
Dining Room	13' x 11'	Master Closet	8' x 9'
First Floor Bedroom / Office	14' x 15'	Master Bath	10' x 8'
First Floor Bath	8' x 5'	Game Room	11' x 14'
Dining Room	13' x 17'	Second Floor Bathroom	8' x 5'
Kitchen	19' x 8'		
Living Room	15' x 12'		
Utility Room	11' x 7'		