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*208 Sutherland Lane*

*League City, TX 77573*

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- ◇ 4 bedrooms; 3.5 bath; family/game room upstairs; built in office work area upstairs;
- ◇ Square footage: 3898 sq. ft.; 8400 sq. ft. lot
- ◇ Fiber Optic Internet available soon – Frontier Communications
- ◇ Cat 5e Ethernet wiring throughout
- ◇ Single owner purchased directly from Trendmaker (Texas award winning builder) - Fall of 2003
- ◇ Never been flooded by hurricanes/storms

### **Schools/Daycare**

- Kandiland Day School/Daycare in Westover Park Subdivision
- Home within walking distance from Walter Hall Elementary school
- On CCISD (Top-rated school district) school bus route for Creekside Intermediate School and Clear Springs High School

### **Roof**

- Bay Area Roofers approximately 3.5 years old
- Ridge vent
- Radiant barrier
- Hurricane clips on all joints throughout home and garage
- Gutters throughout

### **Fence**

- Approximately 2 years old; stained and sealed
- Outdoor security solar lights installed on backyard fence

### **Heating & Cooling**

- Two A/C units and two furnace units; approximately 3 years old; controlled by Honeywell App; installed and serviced by Air Tech of Houston
- Two remote controlled gas fireplaces serviced by Perfection Fireplace
- Ceiling fans throughout

### **Plumbing**

- Tankless Water heater installed and serviced by Abacus Plumbing
- Indoor access valve to turn off water; Outdoor valve to turn off water
- Water Purification System – Halo maintenance free water purifier installed by Abacus Plumbing
- Upgraded all faucets and shower heads approx. 3 years ago– installed by Abacus Plumbing
- Yearly maintenance plumbing check-ups by Abacus Plumbing

### **Home Entry / Security**

- Keyless entry doors (perfect for kids coming home afterschool)
- Signature storm doors on every door installed by Lowe's (storm door feature allows access to fresh air)
- Sky Bell Door camera system (App controlled)

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- Hue Lighting System for outdoor (garage, porte-cochere, front door) /indoor (kitchen dining) lights App controlled
- Wireless alarm system with backup battery (currently serviced by ADT) App controlled
- 3M security window film; shatterproof on all windows
- Double pane windows throughout
- Whole house surge protector

### **Main Bedroom/Bathroom Suite (downstairs)**

- Huge bedroom with side room and oversized fireplace (optional workspace/living space/additional bedroom)
- Integrated sound system between main bedroom, formal living area and outdoor patio
- Oversized closet in master bedroom with shelving and cedar lining
- Convenient key locked built-in safe in master bedroom closet
- Reading lights and vaulted ceilings (positioned over bed)
- Oversized jacuzzi tub
- Bay window with rain glass
- Built-in linen closet
- Frameless shower door installed by Shower Doors of Houston
- Italian tile floors
- Crown molding on lighting
- Extra mirrors

### **2<sup>nd</sup> Floor Amenities**

- Built-in computer desk area upstairs conveniently across bedroom suites
- Pull-down ladder and side door access to attic
- Hallway closet
- Family/Game room with built-in sitting bench by window; French door closet; vaulted ceilings

### **Laundry Room Amenities**

- Extra laundry room storage cabinets
- Built-in table and expanded wooden rod clothes holder
- Laundry chute located in shared bathroom upstairs
- Italian tile flooring
- Window for access to fresh air

### **Kitchen Amenities**

- LG side-by-side refrigerator with filtrated water/ice access approximately (3.5 years old)
- Gas stove
- Built-in dishwasher; GE microwave and oven
- Oversized pantry with Italian tile flooring
- Built-in spice rack conveniently located above stove

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- Italian tile in kitchen and kitchen dining area
- Upgraded kitchen cabinets
- Kitchen island; granite countertops
- 2<sup>nd</sup> staircase by kitchen dining area
- Built-in mudroom shelving/hooks accessible via rear entry by breakfast nook
- Built-in sitting area in breakfast nook

### **Formal Dining/Living Spaces**

- Curved grand staircase in foyer
- Front door with light reflecting crystal
- Chandelier lighting in both foyer and Dining room
- Hammered wood flooring in entry way and powder room
- Formal dining room has double door access to kitchen; rope lighting; elegant chandelier and wainscoting
- Formal living area has French doors
- 2 Bay windows (each side of front of home)
- Beautiful limestone rock arch entryway
- Built in bookcases and shelving in living room

### **Outdoor Amenities**

- Porte cochere with access to side kitchen door
- Detached garage with attic storage
- Garage has screened window and worktable with lighting
- Garage door opener integrates with vehicles, keypad access
- Enlarged covered and screened in patio with flagstone; outdoor ceiling fans; integrated sound system speakers (mosquito free outdoor entertaining)
- Landscaped; crushed granite and pavenstone for “no mow” backyard
- 4 outdoor water faucets
- Sprinkler system front and back yards
- Root barrier metal inserts underground; protection in front and back yards from Live Oak tree roots
- French drains on backyard and pop-up drains in front yard plus an enlarged underground drain along fence