

## 3203 Crescent Bay Drive, TX 77573

### List of Features & Improvements

#### Features

- 3 bedroom with Study or formal Living Room, formal Dining, 2 full baths.
- Spacious gourmet kitchen with skylight, central Island, stainless steel GE Café appliances, 5-burner gas range with double convection oven, granite countertops, tumbled travertine backsplash with decorative accents, open to the Family Room, split bar-top and counter-height sitting.
- Vaulted ceiling in the Family Room and Primary, coffered ceiling in the Kitchen. Crown molding in the Dining, Living Room/Study and entryway.
- Engineered woods through the entry, Dining, Study/Living Room, Family Room and secondary hallway. 18" Porcelain tile in the Kitchen and baths.
- Glass stone gas fireplace.
- Wire-mounted surround-sound speakers in the Family Room.
- Double-pane, low-E, impact-resistant Storm windows! You do NOT have to board up for hurricanes with these windows!
- 2" blinds throughout.
- 16.2 Seer Lennox HVAC.
- Large Primary overlooking the backyard pool, coffered ceiling.
- Primary Ensuite has an oversized walk-in shower, tiled from floor to ceiling, with dual shower heads and controls, and a fold-down teak-wood bench.
- Large Primary closet with extra library-height storage rods. Large closets in secondary bedrooms.
- Covered patio with wall-mounted cooling fan.
- 17,000 gallon pool with waterfall feature and lights, cool decking. Bliss lights stay.
- Solar Breeze NX pool skimmer stays!
- Beautiful manicured landscape beds with automatic sprinkler system front and back - 6 stations, wifi-controlled.
- Backyard palapa for Island-style entertainment!
- Interlocking tile floor in the garage!
- Beautiful community with NO MUD TAX, low Tax Rate. This area was blessed with minimal damage during Ike, no Harvey flooding, and steady electricity during Winter Storm Uri! Clear Creek ISD!!!

#### Improvements

1. 2021 – 30-year roof, TWIA-certified, lifetime guarantee against mildew!
2. 2020 – Exterior trim painted, new gutter downspouts.
3. 2016 – Haywood pool filter.
4. 2015 – All windows except the Primary Bath privacy window replaced with ultra-quiet energy-efficient Storm windows. TWIA-certified. America's Choice.
5. 2015 – Replaced full HVAC with a Lennox 5 ton. Bob's A/C – transferrable warranty.
6. 2015 – Rheem water heater.
7. 2013 – Refinished pool with PebbleTech.
8. 2013 – Fiberglass front door.
9. 2012 – Patio cover – TWIA-certified.
10. Palapa – Gulf Coast Palapas.
11. Sprinklers – Gulf Coast Sprinklers.
12. Added outdoor shed.
13. Granite countertops in the kitchen, extended the breakfast bar, added a custom Island, added cabinets over the refrigerator, stainless steel GE Café appliances.
14. Wood floors, tile floors, carpet.