



# *INFORMATION FOR BUYERS*

## *4203 Shady Springs Dr*

- ❖ LOCATION, LOCATION, LOCATION!!! Neighborhood pool and basketball court directly across the street from this corner lot; walking distance to elementary school; neighborhood has its own private fishing pier & private parks; it is across from Clear Lake Park and boat launch into Gulf; also nearby is Johnson Space Center, Kemah Boardwalk, lots of shopping and dining, Armand Bayou Nature Center, fishing, boating, kayaking; easy commute to downtown Houston and Galveston Island!
- ❖ New flooring throughout home
- ❖ Pex water pipes
- ❖ Fresh paint on interior
- ❖ Kitchen is open to living area
- ❖ New butcher block solid wood kitchen counter tops; refinished/painted kitchen cabinets
- ❖ Five bedrooms
- ❖ Bonus room could be used for media room, game room, play room or 6<sup>th</sup> bedroom
- ❖ 2.5 bathrooms
- ❖ Updated kitchen lighting
- ❖ Floor-to-ceiling windows in family room
- ❖ Marble, gas log fireplace
- ❖ Exterior – brick and Hardy siding (transferrable warranty)
- ❖ HUGE 3-car detached garage with 6 extra feet for a workshop or storage
- ❖ Spacious loft above garage is great for storage; could be converted to garage apartment!
- ❖ Covered breezeway with ceramic tile
- ❖ Front porch with slate tile; front entry way has marble tile
- ❖ Gas portal for possible lantern in front yard
- ❖ Two newer toilets with water saving capacity
- ❖ (See attached floor plan) Formal living room/office/breakfast area/wet bar/walk-in pantry
- ❖ Crescent-shaped back patio overlooks the large back yard with mature shade tree
- ❖ Laundry room has electric hook ups but gas line is available
- ❖ Low HOA dues
- ❖ Original owner
- ❖ Kitchen refrigerator conveys with home
- ❖ Large security safe conveys with home
- ❖ NEVER FLOODED!