

1422 Beech Cove Street - La Porte, Texas - 2/2 with 2-Car Garage - 1316 Sq Ft

- ❖ AE Flood Zone- Home has Never Flooded -Elevation Certificate Provided
- ❖ Townhomes are not attached so buyer can get own insurance, not required to insure through the HOA (Current Insurance Declaration Pages Provided)
- ❖ \$158 monthly fee to HOA - Includes Upkeep: Exterior, Drive, Roof, Community Pool, Annual Termite Treatment, Front Lawn Care

FEATURES/RENOVATIONS (up to code)

Kitchen:

New Stainless Steel Appliances
Vinyl Plank Floor 2021
Butcher Block Countertops
Recessed Lighting
New Window
Walk-in Pantry

Living/Dining:

New Ceiling Fans
Vinyl Plank Flooring

Bathrooms (Full) - Guest and Master

All New - Slip Resistant Flooring
Walk-in Shower in Master with rain-head jets and seating

Indoor Utility Room:

Stackable Full Size Washer/Dryer can stay with Acceptable Offer

Bedrooms:

Guest - Carpet 3 years
Master - New Carpet

Other:

AC Condenser, new 2021
Water Heater in Garage, new 2021
Nest Thermostat

Structural:

Foundation Repair - 2019
Sump Pump and French Drain Additions - 2015

Exterior:

Breaker Box and Ground Wiring (4 years)
Backfeed Plug for Home Generator
Hardiplank Siding
Covered Deck - Palapa covering is treated (2 years)
Roof Age - 4 Years

Community Amenities:

La Porte City Park (walking distance): Dog Park, Wave Pools, Plus Subdivision Pool