

# 209 W. Castlewood Amenities

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## Grounds:

- Two shaded, park-like acres adjacent to Friendswood's idyllic Stevenson Park
- Separately fenced pool with spa, sunbathing deck, and water features
- Pump house
- Private well used for irrigation and swimming pool. Homes use public water and sewer.
- Pole barn (36x24)
- The yard is fully fenced; the two front driveway gates have been removed and stored.
- French drains

## Main Home:

- Whole-house generator
- AC unit replaced in 2018
- Tankless water heater
- PEX plumbing throughout home except upstairs bathroom, which has partial PEX per sellers
- All new wiring per sellers
- Kitchen: Soft-close shaker cabinets, wine cooler, mobile island, farmhouse sink, pot filler and travertine tile backsplash
- Primary bedroom, 1st floor: primary bath has a large walk-in shower with glass doors, updated double vanity with a granite countertop
- Secondary bedroom with en-suite bath, 1st floor
- Two additional secondary bedrooms share upstairs hall bath, for a total of four bedrooms and three full baths in main home
- Utility room is large enough to accommodate two refrigerators and a collapsible work table.
- Dog room with additional storage has been built into the staircase
- Leaded glass door with double skylights
- Low-E double-paned windows
- Front Porch: Approximately 272 square feet
- Back Porch: Approximately 400 square feet, equipped with ceiling fan and lights and an additional 13x10 screened-in workshop area

## Guest House / Cottage (33x31)

- Approximately 1023 square feet per exterior dimensions excluding porches
- Two bedrooms, one full bath; sunroom/study off secondary bedroom could become second full bath
- Handicap-accessible exterior ramp and full bathroom shower
- Vinyl plank flooring, Nest thermostat, tankless water heater, front deck (33x9) and back deck (15x11)
- Kitchen / Dining Combo (23x9)
- Bedroom 1 (15x11), with an exterior door to the front patio
- Bedroom 2 (11x10) with a sunroom/study and oversized closet
- Utility Room (17x8)
- Kitchen equipped with granite countertops, soft-close shaker cabinets, stainless steel appliances

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