

**455 VANE WAY CROSBY, TX. 77532**

**SELLER'S LIST OF FEATURES AND UPDATES**

**42' x 22' kidney shaped pool, 5 ½ ft. Deep. New pool pump installed in 2019**  
**16' x 14' covered pool bar, 8 bar stool capacity with bar refrigerator, TV, double sink, adjustable light system and 2 ceiling fans with lights (2020)**  
**22 KW Generac generator installed (2017)...whole house system.... 500 gallon propane tank for generator**  
**3 sided outdoor area with electricity for pellet smoker or grill (6 ¾'x5')**  
**7'x5' outdoor bathroom with commode and sink**  
**28' x 13' screened deck/porch**  
**New roof (2020) 30 year shingles**  
**5 ton New York A/C (2018)**  
**12 zone automated water sprinkler system**  
**Full yard drainage system**

**THE FOLLOWING ITEMS TO BE CONVEYED WITH THE SALE:**

**GE French door Refrigerator (2016), Kenmore glass top Stove with Convection Oven (2016), Maytag Microwave (2021), Maytag Dishwasher, Kenmore Washer & Maytag Dryer, 4 Kitchen Bar Stools, Weber Bar Grill w/all Accessories and Pizza Attachment, 8 outdoor Bar Stools, Outdoor Bar Refrigerator**