

# Home Features

Gated lake section of Shadowlake Subdivision

New roof 2020

2 AC units:

- Main unit and Furnace replaced in 2010 – 16 seer
- Bedroom unit replaced in 2017 – 16 seer

Detached 3 car garage with 10' extra depth

Garage workbench, window and attic storage

Extra large granite island in kitchen

Radiant Barrier in attic and additional insulation

Solar powered attic fan

Recently painted automatic iron gate

Recently paint interior

Recently paint outdoor deck

Large, heated swimming pool and hot tub – resurfaced in 2015.

Exceptional backyard garden – 20'x20' raised bed vegetable garden with drip irrigation.

Backyard low voltage landscape lighting

Electrical isolation switch for generator

Storm window covers for front of house.

Outdoor kitchen with DCS 36" gas bbq, rotisserie and high output side burner and sink

Sun setter retractable awning over outdoor kitchen

Surround wired speakers in living room & primary bedroom & outdoor.

Outdoor shower.

ATT fiber optic internet cable.

ADT security system

Video Surveillance System – 4 cameras

Water softener unit located inside utility room in house (3 years old)

Reverse Osmosis unit under kitchen sink and connection for fridge

8ft back fence

Gate access to Brays Bayou bike trail (to be installed in 2021/22)

No pipe damage in 2021 freeze

No power outage in 2021 freeze

No power outage or flooding during hurricanes for 21 years

