

1810 Lakeside Ln, Friendswood, TX 77546  
(Eagle Lakes Subdivision - Section I)

## UPGRADES AND UPDATES

- Approximately 3349 sq ft
- We are the original owners purchased Dec 1992 and the house is the Newmark Georgetown floor plan.
- House is located in the highly sought after FISD school district and conveniently close to schools, shopping and other amenities.
- House has never flooded or sustained storm damage
- 5 Bedroom 3 1/2 Bath 2-story with large game room up, master bedroom, dining room, living/study room down
- 0.26 acre lot with mature trees. Lot size is 90 ft x 130 ft
- 3 - car detached garage
- Large Swimming Pool with 8ft deep end and diving board
- House has been completely remodeled:
  - —new kitchen with all new appliances, granite counters, porcelain tile floor, new light fixtures including under and over counter lighting,
  - — Bathrooms all have granite counters with new sinks, toilets, tubs, and porcelain tile floors,
  - — all floors have been replaced throughout the house - hardwoods downstairs, new carpet upstairs and throughout the house,
  - — fireplace has gorgeous stacked stone and custom contemporary glass doors.
  - — House has been completely painted inside and out.
  - — Crown molding throughout the first floor.
  - —All faucets and fixtures have been replaced throughout the house.
  - — Master Bath has been completely renovated including an oversized tub with custom granite top and frame-less shower, granite counters, porcelain tiled floor including in his and her closets
  - — Double pane high efficiency windows
  - — Newly added wine bar
  - — Garage and Dormers have all new Hardy Plank siding
- 4 bedrooms and large Gameroom are up, 2 of the bedrooms have Jack and Jill shared bath and toilet, each have their own vanity with sink
- Breakfast room and Den have windows overlooking the pool, waterfall, pond, and completely landscaped backyard. New Travertine Patio added
- Active security system with smart door locks and lights
- Sprinkler System installed in the front and back yards with drainage system incorporated in the backyard landscaping.
- Outdoor backyard landscape lighting