



**3226 Crimson Coast Drive ❖ League City, TX ❖ 3/2 with Study**

- ❖ Preferred Flood Zone X – No Flooding
- ❖ New Roof – July 2021 – Transferrable Warranty
- ❖ Refrigerator, Washer/Dryer Included

AC 3 years

Water Heater 3 years

Oven/Microwave 10 years

Dishwasher 2 years

Kitchen – Custom Cabinets/Stained Wood, Walk in Pantry

Study add-on – Crown Molding

Guest Bath Wall Updated

**Furniture Pieces for Sale – Contact List Agent for Pricing**