

Upgrades & FEATURES:

13110 Blue Flora Dr. Texas City, 77568

SMART FEATURES:

- Kwikset Electronic Deadbolt
- Skybell Video Doorbell
- Outlets with USB Ports
- Honeywell Thermostat
- Wifi Garage Door Opener
- Eero Wifi Router
- In-wall Pest Control System

ENERGY FEATURES:

- ENERGY STAR Appliances
- TRANE HVAC Systems
- High Performance Vinyl Windows
- LED Light Bulbs
- Enhanced Thermal Systems
- Radiant Barrier Roof Decking
- Ventilated Attics
- Low-flow Faucets
- Tankless Gas Water Heater
- High-Efficiency Toilets
- Zoned Irrigation
- 16 SEER-rated HVAC System
- Air Pressure Balancing
- Fresh Air Ventilation
- Dedicated Exhaust System

ADDITIONAL FEATURES:

- Upgraded Silestone Countertops
- Oversized Kitchen Island with Stunning Corbel's
- Stainless Steel Appliances
- 2" Blinds Throughout
- Concrete Covered Patio
- No Back Neighbors
- Walking Distance to the Private VIP Resident Side of the Lagoon & Amenity Center
- HOA dues include access to the Community Center including Gym, Private Residence side to Lagoon & Splash Pad
- Home has been prewired for Audio/Visual
- High mount wall coax switch plates in Living, Master & Game room
- Mailbox is 2 doors down



LACI BARNARD
REALTOR