

Per Sellers

13919 Coral Garden Lane

One Story House Built By Perry Homes

16,277 Sq. Ft. Lot (HCAD), one of the largest lots in Lakeshore Subdivision

4,265 Sq. Ft House, one of the largest one story houses in Lakeshore Subdivision

4 to 5 Bedrooms, 3 Full Baths, 1 One Half Bath

640 Sq. Ft. Triple Garage Area (One Side Tandem Garage Space)

Heated Salt Water Gunitite Pool (16,000 Gallon Capacity)

Hot Tub integrated into swimming pool

Media Room prewired by Builder

Small Park across frontage of House (no houses across frontage for privacy)

Cul-de-Sac on East side of House (no adjoining neighbor for privacy)

Multiple Lake Views from Front and Back Yards

House has never flooded (including during Hurricane Harvey)

Additions Made Since Purchasing House in August, 2011

Outdoor Kitchen equipped with Gas Grill and Burner, Refrigerator, Two Ceiling Fans

Surround Sound System, Speakers

House Alarm System

Outside Storage Shed (10 ft x 12 ft) with double door entry installed August, 2020

Ceiling fans installed in all Bedrooms and Media room (3 Fans added October, 2021)

Gutters on 3 sides of House as only the front of the house had gutters initially

Gutter Drip Edge added to Front Gutters

Replaced GE 30-inch Gas Stove Top with Jenn Air 36-inch Gas Stove Top

Replaced GE Oven with Jenn Air Convection Oven

Replaced GE Microwave oven with Jenn Air Convection Microwave Oven

Replaced GE Dishwasher with Kitchen Aid Dishwasher in 2019

Added Faux Paint in Entry Hall Ceiling

Replaced the complete Roof in June, 2020 with upgraded shingles

Installed two (2) new Solar powered Attic Exhaust Fans in June, 2020

Replaced conventional ceiling lights with new LED Lights for Kitchen, Entry Hallway and both Bedroom Hallways

Added patterned concrete Patio around Pool, and under Outdoor Kitchen

Pool Heater Manifold replaced February, 2021

Pool surface acid washed and water changed out September/October, 2021

Installed new variable speed pump for swimming pool September, 2021

Installed new PENTAIR Salt Meter October, 2021

Repainted entire interior portions of house including ceiling, walls and trim October, 2021

Replaced all carpet and padding in house October, 2021

Landscaped front yard October, 2021

Added metal gate to the Cul-de-Sac side of the house allowing additional Lake Views

Installed Gas Log set in Fireplace

Installed Chandelier in Dining Room

Installed elevated organic garden in 2020

Installed Drinking Water Outlet in Kitchen Island

Installed Exterior Outlet sufficient rated to power all Christmas lights