

3921 Shadow Point Drive, League City, TX 77573

List of Features & Improvements

Features

- 5131 square feet, 5 bedroom, 4 full baths, ½ bath, formal Dining, Study with 12' ceilings and French doors, Game Room, Media Room. 46,500 square feet lot size. 2-car attached, 1-car detached, breezeway, extended parking, automatic driveway gate.
- Spacious Island Kitchen with 42" cabinets, stainless steel appliances, granite, tumbled travertine backsplash, under-cabinet lighting, gas cooktop with downdraft venting in-Island, double convection ovens, butler's pantry. Open to the Family Room, sit-up breakfast bar.
- Quaint sunroom or additional work-from home space off of the Kitchen/Breakfast area.
- Dual entry wrought-iron/wood-rail staircase, accessible from Foyer and Kitchen.
- High ceilings throughout, crown molding, 2-story windows in Family Room.
- Gas fireplace with cast-stone surround in Family Room.
- Large Primary Bedroom with separate sitting area, and loft perfect for a private Home Office, Nursery, or Exercise area.
- Large Primary Closet.
- Primary Ensuite has oversized shower, separate jetted tub.
- FOUR large secondary bedrooms up, large walk-in closets.
- Bonus storage room upstairs.
- Tile in the kitchen, baths and laundry, luxury-grade carpet on the stairs, hand-scraped hickory engineered woods in all other living areas!
- Covered patio.
- Gutters all around.

Improvements - Interior

1. 2021 – Slider glass shower doors and new shower hardware in upstairs ensuite.
2. 2019 – Full interior paint – Sherwin Williams Emerald.
3. 2019 – Kitchen cabinetry refinished, cabinet doors and drawer-fronts replaced with custom raised panel and solid wood drawer-fronts, brushed pewter hardware. GE Profile stainless steel appliances. Recessed lights with dimmers, under cabinet lighting.
4. 2019 – Vanity in Half Bath.
5. Recessed lights with dimmers in Family Room.
6. Accent lights in the Study, and Game Room.
7. Hand-scraped hickory engineered woods in all non-wet living spaces, carpet on the stairs and Media Room.

Improvements - Exterior/Systems

1. 2022 – Refinished front door.
2. 2021 – 30-year Certainteed Landmark AR architectural shingles. (TechShield Radiant Barrier already in place)
3. 2021 – Motorized sliding driveway gate.
4. 2021 – Generac generator – 38K – will run whole house.
5. 2021 – Second dedicated gas service to generator, and planned for in-ground pool.
6. 2021 – New and rebuilt cedar fencing at back and right. All cedar fencing repainted.
7. 2019 – 2 HVACs – inside and out.
8. 2019 – Party lights in covered patio and courtyard visible from Breakfast Area, operated by light switch from garage.
9. 14-Camera Video Surveillance installed (DVR does not convey) - analog cameras, BNC connector.
10. Stain finished concrete floor in attached garage.
11. Covered patio – paver stones.
12. Various citrus trees planted, some did not survive Uri – please ask if you want more information on the trees planted.