

1016 Summer Cape Circle
IMPROVEMENTS PER SELLER

Neighborhood

The Lakes of South Shore Harbour

Premium Section largest lots

Zoned for premier Clear Creek ISD – Education Village (K-12)

Community Pool, Tennis, Playground, Lakes, Walking Trails

Walking distance to 2 major Grocery Stores, Pharmacy and minor emergency clinic.

Easy access to Kemah, I-45, Hobby Airport

Approx 30 min to Galveston and Houston

Quiet street

Short walk to School Bus stop (viewable from upstairs window)

Fiber Optic High Speed Internet

Home:

Immediate Move-In Condition

Perry Home with on-site built cabinetry

Open Floor Plan

5 Bedroom, 4 ½ Bath

3 Living areas, plus Bonus Room

2 Staircases: Front Circular staircase with wrought-iron banister, and 2nd staircase off of Kitchen

Large Kitchen, breakfast area open to Family room

All stainless appliances

Very Large Granite Island, great for entertaining

2-story Family Room with wall of windows looking on Sparkling Pool

Gas Fireplace with Fire Glass

Formal Living Room and Dining Room both with hard-wood flooring

Master Down with 2 Large Walk-in Closets, Soak tub and Shower, Granite Counters

2nd Master suite down

Guest bedroom and bath suite upstairs.

2 Additional Bedrooms with Jack 'n Jill Bathroom upstairs

Large Family Room and Bonus Room upstairs

Open Desk area upstairs with 2 seating areas

2 Large Pantry closets in Kitchen area

Large extra closet upstairs.

Walk-in Attic (3 Attic access); TechShield insulation

Glass enclosed Shower/Tub throughout (4 in total)

Dual Water heaters, Dual A/C and heating

Gas Cooking, Gas Dryer, Gas Heat, Gas Pool Heater

Plantation Shutters and Hunter Douglas Blinds throughout

Neutral tile flooring, carpet and paint

Sparkling Pool (upgraded in 2015) with Hot Tub, Sun shelf, Wading Pool and Firepit
Covered Patio with ceiling fans
Stamped Concrete Decking
Wrap around walk-way to front of home. Added basketball hoop pad.
Professionally Landscaped, Landscaped Lighting, Sprinkler System
Mist-Away Mosquito System
Finished 4 Car Garage (sheet rock, painted, and concrete overlay flooring)
2 independent Garage Doors
Full 3-Car Driveway with Basketball Hoop Pad
Hardiplank Siding (repainted 2017)
Tile, Hardwoods, and granite throughout

Improvements:

Nano-technology Window film on all windows with warrantee through 2030.
Wired and wireless security system
Professionally landscaped with lighting, irrigation, and mosquito system
Salt-water pool, with Sheer Descent Accents, Programmable LED lighting, Hot tub, Sun Shelf, and Wading Pool (salt cell replaced 2019)
Premium Travertine Coping and stamped concrete. Wood Burning Fire Pit.
Upgraded Samsung 5 Burner Gas Cooktop with Bluetooth (2020)
Upgrade Dishwasher
Upgraded all 5 toilet fixtures to premium ADA Kohler fixtures
Glass-enclosed shower surrounds (4)
LED and programmable LED Lighting throughout
Wired alarm system (upgraded to 5G)
Ring video door bell and Pool Camera
Upgraded or added Ceiling Fans throughout
Added gutters
Attic stairs and attic hood (for insulation)
Over \$150,000 of additions/capital improvements

Comments:

No Issues with Hurricane Ike (home just built)
No flooding with Hurricane Harvey (pool drain prevented water on pool deck during Harvey)
Not in a flood zone. No flood insurance needed.

Additions:

Includes all appliances (Kenmore Elite French door refrigerator, Front-Loading High-Efficiency LG Washer and Dryer) Spare Refrigerator
Kitchen island custom bar stools included
All Pool, Patio furniture included
Pool supplies included
Custom cut Christmas Lights included.

Other furnishings, oriental rugs, art work –to be sold separately