

226 Driftwood

Features and Updates

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- ◆
- ◆ New Roof (February 2022)
 - ◆ Covered Front Porch with Tile and new Post
 - ◆ Tiled Front Porch
 - ◆ Porcelain Wood-look Tile throughout the Living Area
 - ◆ New Baseboards and Shoe Molds
 - ◆ Elegant Ceiling Fans with Light Fixtures
 - ◆ Kitchen: KraftMaid Cabinets, Quartz Countertops, Backsplash, Stainless Steel Appliances, Double Oven, Farm Sink, Island with new cooktop. Open to Family Room
 - ◆ Primary Bedroom (1) with large Walk-in Closet and en-suite Bath
 - ◆ Primary Bedroom (2) with four Closets and en-suite Bath
 - ◆ En-suite Primary Bath (1 & 2) with Tile Floors, Dual Sink Vanity and Walk-In Shower w/ Mosaic Stone Tile Accent Wall and new Plumbing Fixtures
 - ◆ Spacious Secondary Bedrooms
 - ◆ Family Room with Built-in Unit, Fireplace and French Door
 - ◆ Living Room with large panoramic double pane window overlooking the front garden
 - ◆ Formal Dining Room with large window and new chandelier
 - ◆ Sunroom/Secondary Family Room with wall of double pane windows and French door with full overview of the Back Yard
 - ◆ Oversized Gameroom/Flex Room on the 2nd floor
 - ◆ Morning Room open to the Kitchen
 - ◆ New Lush Carpet in Bedrooms
 - ◆ New Low Energy Double-Pane/Storm Proof Windows
 - ◆ New Hardware for all doors
 - ◆ New Plumbing Fixtures



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- ◆
- ◆ New Electric switches
 - ◆ LED Lights
 - ◆ PEX Piping & PVC Plumbing in the attic
 - ◆ Under Slab Plumbing was noted to have been replaced with PVC by the Previous Owner. ****Buyer to verify that*
 - ◆ Foundation Repair was noted to have been done by the Previous Owner. ****Buyer to verify that*
 - ◆ New Light Fixtures
 - ◆ New Electrical Plugs and Switches
 - ◆ New Pot Lights in Kitchen and Sunroom
 - ◆ In-House Utility Room with built-in Cabinets, Gas and Electrical Connection
 - ◆ New Digital Thermostat (2021)
 - ◆ Living Room with Floor-to-Ceiling Windows, LED Lights, Porcelain Tile
 - ◆ Large Sunroom with High Ceiling and new Ceiling Fans
 - ◆ Two A/C Units (zoned)
 - ◆ Two-Detached Car Garage
 - ◆ Workshop in the back of the Garage with a Window A/C Unit
 - ◆ Double-wide Driveway that fits Multiple Cars
 - ◆ Insulated Siding with Foam Boards for additional Energy Savings
 - ◆ 10,800 SQ Ft lot crowned with Majestic Trees & Lush Landscaping
 - ◆ French drains in the front and back yards
 - ◆ Neighborhood: Minutes from the Water Canals and zoned to CCISD schools
 - ◆ Neighborhood Sell Score and Rating (**per Realist*)

Rating: High

Sell Score: 684



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