

### **2301 Lazy Lane Features and Upgrades**

1. 1941 sq ft (approx.)
2. 1.091ac +/-
3. Secluded cul-de-sac lot for minimal traffic
4. Roof: approximately 5yrs old
5. Wood burning fireplace stack and cap replaced about 5yrs ago
6. Water heater (2yr)
7. Granite countertops in kitchen
8. Stainless Steel range with double convection oven
9. Under cabinet lighting
10. RV hookups with 50A service
11. Water heater (3yr)
12. PVC plumbing
13. Extra deep pool (10')
14. New pool pump and timer (2022)
15. 2 storage buildings
16. Decking above garage
17. Hot and cold water plumbed to the garage
18. Primary shower/sauna with dual shower heads
19. Updated baseboards and trim
20. Fresh paint in and out
21. Close proximity to Tanger Outlets, city parks, Galveston, Mainland City Centre, Highland Bayou Park, dining, and much more
22. Quick access to I-45 and Hwy 6