

# 2111 Goldfinch Lane, League City, 77573

## List of Features & Improvements

### Features

- 2784 square feet, 4 bedroom, 2 1/2 baths, 2-story entryway, formal Dining, spacious Game Room up, engineered woods and tile down, carpet in the bedrooms, covered front veranda.
- Island Kitchen, granite, tile backsplash, gas range, super-sized pantry. Open to the Breakfast Room and Living Room. Sit-up breakfast bar.
- Wall-to-wall windows in the Living Room.
- Large Primary Bedroom with large Closet with built-ins, windows for natural light. All bedrooms up.
- Primary Ensuite has oversized shower, separate jetted tub.
- Large back yard with an orange tree, oak trees, a neem oil tree, jasmine vines, beds for gardening.

### Improvements – Interior, Exterior

1. May 2022 – Full interior paint – Agreeable Gray accented by gloss white trim.
2. May 2022 – Replaced all ceiling fans (5), entry chandelier, dining light, kitchen light, light over the sink, breakfast light, laundry light, upstairs hallway lights (3), primary bath vanity light, guest bath vanity light, and all interior door handles.
3. 2021 – Replaced roof shingles – 30-yr warrantied, WPI-8 online.
4. 2021 – Replaced both air conditioners, inside and outside units, one furnace.
5. 2021 – Upgraded Primary bath with new tile flooring, marble tile shower surround with accents, matching at jetted tub.
6. 2021 – Upgraded Guest bath with new tile flooring, marble tile shower surround with accents.
7. 2021 – Replaced carpet.
8. 2021 – Partial fence replacement.
9. 2020 – Exterior paint.
10. 2019 – Replaced hot water heater.
11. 2020 – Painted garage door.

\*\*\* Seller should not rely solely on the information provided herein. Buyer to perform their own evaluation and due diligence.