

3917 Shadow Point Drive, League City

Whispering Lakes Ranch Subdivision

Recent upgrades:

- New roof - 2021
- New hardwood and carpet - 2021
- New refrigerator - 2021
- New AC units - 2019, 2017
- New driveway - 2018
- New dishwasher - 2018
- New built-in microwave - 2015

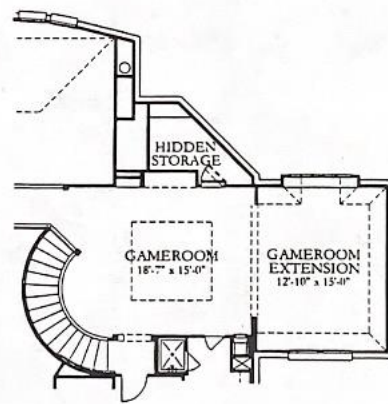
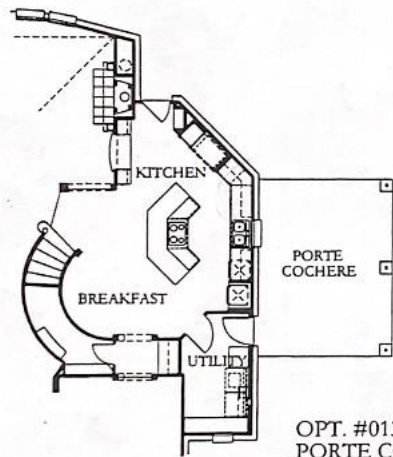
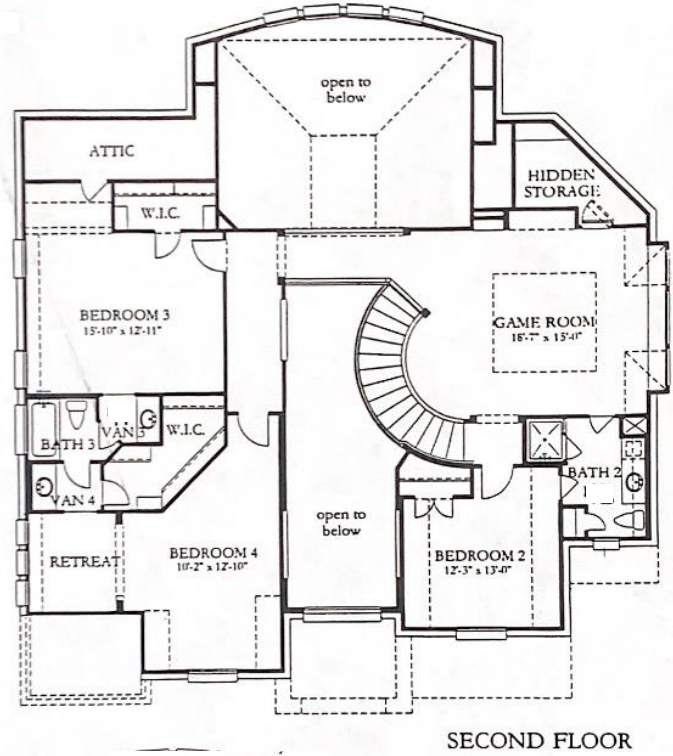
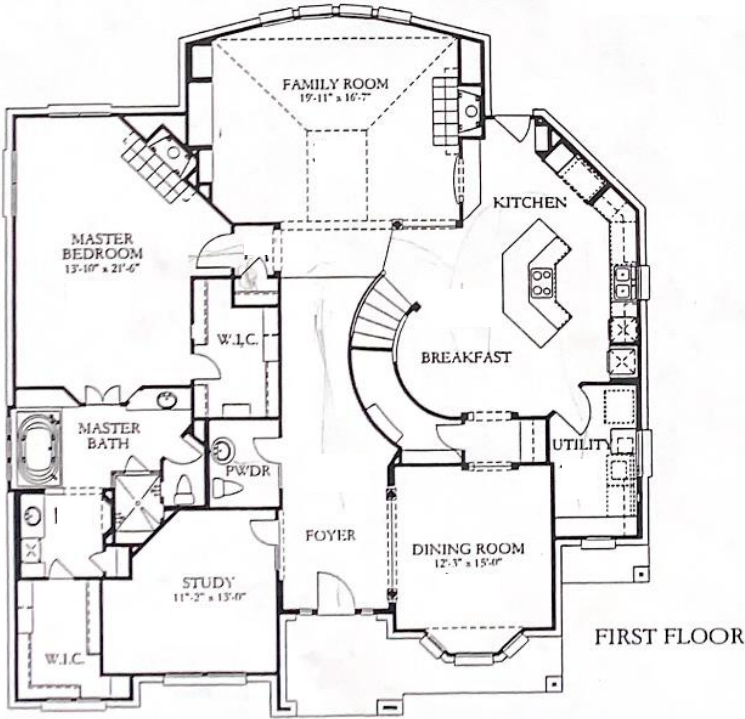


Facts and features:

- Built by Trendmaker Homes
- Energy Star Qualified, low utility bills
 - Average electric bills: \$151 (summer), \$65 (winter)
 - Average gas bills: \$28 (summer), \$52 (winter)
- Spacious, over-sized rooms, ample storage
- Dual closets in Primary Bedroom
- Two gas fireplaces – living room and primary bedroom
- Additional air-conditioned storage in upstairs bedroom
- Never flooded (Ike, Harvey)
- Power only out a few hours during 2021 freeze
- Professionally-installed corrugated steel hurricane panels
- Don't miss the "secret room" upstairs behind the bookcase!

Community amenities:

- No MUD or PID
- CCISD Education Village school district:
 - Mossman Elementary, Bayside Intermediate, Clear Falls High School
- Community pool and paved trails around the lakes
- 3+ miles of paved trails around the lakes
- All homes built on 1+ acre lots



OPT. #0133:
PORTE COCHERE/GAMEROOM EXT.
+ 494 SQ. FT.