

11206 Sunlit Bay Drive

Upgrades and Amenities

- Trane A/C installed 2016
- Roof replaced 2018
- Large covered patio added 2021 with speakers and t.v.
- Patio includes plug rated for a gas generator and gas access
- Garage door updated with windstorm rated door 2020
- Tankless water heater installed in 2021
- Fresh interior paint 2022
exterior paint 2020
- New gutters installed 2020
- Root barrier professionally installed in front of home to prevent foundation damage from tree roots
- Decked area above garage added for additional storage space
- Home did not lose power during 2021 freeze
- Zoned to Alvin ISD schools

Formal Living & Dining Room:

- Open space could serve as secondary living space
- Laminate flooring

4th bed/Study/Gameroom:

- Laminate wood flooring
- Storage closet
- Double doors for privacy
- Potential uses include home office, study, gameroom, 4th bedroom

Kitchen:

- Updated faucet with pull-down sprayer
- Raised panel cabinets
- Stainless steel appliances
- Abundance of cabinet and counter space

Living Room

- Gas log fireplace
- Laminate flooring

Primary Suite:

- Spacious master suite
- Carpet updated July 2022
- Spacious walk in closet

Primary Bath:

- Dual vanities updated with quartz 2022
- Soaking tub
- Updated lighting
- Updated mirrors

Utility Room:

- Conveniently located off of garage entry
- Custom built in storage shelves

Garage:

- Ceiling mounted storage racks
- Fresh paint - July 2022

Buyer to confirm room sizes. Data retrieved from builder floor plan and Brazoria County Appraisal District. Room sizes and square footage may not be exact.