

1603 Cascade Falls Drive

Friendswood Lakes

Interior: 2501 sq ft | Lot: 12,440 sq ft | Built 2002 by Imperial Homes

Interior

- Original owner; purchased as new construction
- NEVER flooded – not even the yard
- Fresh interior paint (2019)
- Engineered oak flooring throughout living areas and dedicated office (2019)
- New carpet in all bedrooms (2019)
- Replaced all window blinds (2019)
- Crown molding throughout
- Whole house generator installed with transferable warranty (2020)
- Replaced electrical breaker box (2020)
- Whole house surge protection (2020)
- New smoke & carbon monoxide detectors installed (2021)
- Navien tankless on demand water heater (2015)
- High efficiency Trane HVAC (2010)
- Energy saving Low E double pane windows
- Flood Insurance Policy in place through August 2023 / transferable to new owner

Dining Room (14 x 11)

- 10' ceilings
- Open to kitchen
- Designer chandelier / LED lights (2020)
- Flooded with natural light from north facing windows

Family Room (21 x 16)

- 10' ceilings
- Open to kitchen and casual dining
- Designer light fixtures & ceiling fan with LED lights (2020)
- Direct access to covered patio
- Prewired for surround sound

Kitchen (16 x 16)

- 10' ceilings
- Silestone countertops
- Freshly painted cabinets (2019)
- Whirlpool stainless steel gas cooktop, vent hood & electric oven (2019)
- Whirlpool stainless dishwasher (2019)
- Whirlpool stainless microwave (2019)
- Walk in pantry

Primary Bedroom (15 x 15) & Bath

- Jetted tub
- Separate shower
- Double sink vanity with dressing table knee space
- Flooded with natural light
- Large walk in closet

Exterior

- Home is oriented northwest facing on cul-de-sac street
- Double wide driveway with convenient porte-cochere / direct access to kitchen
- Detached 2 car garage with new garage door (2020)
- Fully fenced in oversized backyard with no back neighbors (green space) and mature landscaping
- New fence (2019)
- Professionally landscaped yard with programmable sprinkler system
- Gutters and French drains around perimeter (2018)
- New roof installed with 30 year shingles / WPI 8 filed (2018)
- Fresh exterior paint (2021)
- Front door refinished (2019)
- Designer exterior door hardware (2022)