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**505 SOUTHFIELD DR.
FRIENDSWOOD, TX 77546**

FEATURES AND UPGRADES

- Piers under house and detached garage (done during building process)
- Wood/gas burning fireplace with heatilator
- HVAC
 - New inside/outside 10/19
 - 2nd unit new coil 3/16 (12 year warranty ends 3/28)
 - Note: Owner has system cleaned 2 times per year
- Electrostatic particulator air filtering system (great for people with allergies)
- Wired surround sound system in office & family room
- Outside speaker system controlled by your phone
- Standard security system
- Custom cabinets, wainscot and 12' ceilings in study
- Crown and double crown molding throughout home
- Custom tile design in grand entry
- Custom cabinetry in wet bar, kitchen and dining room
- Silestone counters in kitchen, bar and dining area
- Continuous loop plumbing with on demand hot water throughout house
- Automatic irrigation system for entire property (front, back & garden)
- Home has 2 water meters - 1 for the house only, 1 for pool & irrigation system (This prevents sewer charge for pool/irrigation system)
- Whole house surge protector before electricity enters home
- Attic space in house can be finished out. (Space in garage where refrigerators are is where staircase can be built)
- Detached garage 2nd story - roughed in electricity, water & gas with approximately 1,300 sf of space that can be finished out
- Detached garage has a separate breaker box
- Irrigated garden in backyard (and a lemon tree!)
- 3 freeze protection boxes for outside hose bibs
- Attached garage has one bay with higher door
- Detached garage door are higher. (Note: owner was able to park his center console 20' boat inside the garage)
- Half bathroom in detached garage on ground level
- Outdoor shower on backside of garage
- Aluminum fence between detached garage and house (will never rust)
- Oversized driveway with basketball goal
- Turn around area in driveway so that you don't have to back out of driveway
- Detached garage has overhead door on the backside
- Gate on right side of detached garage leading into backyard
- Gate on left side of backyard leading to Northfield Dr. & access to Forest of Friendswood walking trails

When The Only Outcome You Desire Is Sold

