

Message from the Owner

Welcome to your future home at 634 Beals Creek Lane, Webster, TX 77598

Everything you want in a home is found on one level. Just past the grand rotunda the entry features soaring ceilings. The open-concept family room offers views into the spacious gourmet kitchen with stainless steel appliances and gleaming granite counter tops. It also comes with 2 over sized islands providing the ultimate gathering spot for family and friends. The relaxing primary suite boasts a large walk-in closet, his and her vanities, a garden tub and oversized shower. The 3-car garage offers plenty of storage or workspace for home projects. Enjoy outdoor living on the beautiful covered back patio with views of the back yard with flower beds.

Location, location, and location!

- Fast on bypass to I-45, save 15 minutes to downtown, close to Clearlake, Kemah, Seabrook and Johnson Space Center; 3 League City parks in 1.5 miles and 1 Webster Park, Old Gulf Park in 2 miles, 3 Clearlake Parks in 3 miles
- **Close to medical center** with hospitals and University of Houston Clearlake
- **Convenient for your lifestyle:** Baybrook Mall, Sam's club, Costco, Walmart, HEB, Kroger, Home Depot, Lowe's, BestBuy and highest # of restaurants/person in Houston
- **Safe Neighborhood**, ≤1 mile to Webster Police Station/Fire Station, few policemen residents

House Feature from owner's point of view

- Coventry Model Floor Plan, first owner, no pet, no smoker, closed the house in December 2012
- Never flooded, 500 years flood zone
- No neighbors in front and back of the house, current neighbors are very quiet
- Hiking trail with lake
- Full brick house with upgraded white grouts and house elevation (**Upgraded**)
- Built in covered patio (**Upgraded**)
- 3 car garages (549.9sf) with an extra service door on side to backyard (**Upgraded**)
- **Energy Saving:** Attic Vents, Ceiling Fans, Digital Program Thermostat, GE Appliances, High-Efficiency HVAC, Insulated/Low-E windows, Insulation - Batt, Insulation - Blown Fiberglass

Facts

- High ceiling Coventry Home with almost everything upgraded
- Living area: 2857 SF Including the upgraded sunroom (15.1X11.8) inside the house; Lot: 7200SF
- 4 beds, 3.5 baths, Bedrooms are located at three corners individually
- Huge walking in closets. Master bath with jet tub, over size shower with tile walls and granite sitting space, 2 separate sinks with granite countertop (**Upgraded**)
- Second primary bedroom can be an in-law bedroom
- Mudroom, Formal dining room; Formal Study; Formal Living Room; Sunroom
- GE Stainless Steel Appliances

Upgrades

- Almost upgraded everything interior with big tile floors (**Upgraded**)
- 42" Oak Raised Panel-kitchen-Oak Sugarbeet; all 3 full baths with Oak Sugarbeet (**Upgraded**)
- Granite kitchen Countertop (Giallo Vicenza) with an additional giant island/tile kicker backsplash (**Upgraded**)
- Granite master bath Countertop (Balmoral Red) with bath shower seat (granite) (**Upgraded**)
- Ceramic tiles in all shower walls and floor (**Upgraded**)
- Upgraded extra sunroom (sitting room) in the house 178.18 SF (**Upgraded**)
- Electronic air Cleaner (Heating & Cooling-Air Purifiers); Hurricane safe glass (**Upgraded**)