



3217 Rippling Falls Land Additional Property Information

- Reliant Energy – electricity bill average \$246.51/month
 - CenterPoint Energy – gas bill average \$57.29/month
 - City of League City – water/sewer/trash service average \$63.64/month
 - Flood insurance \$671.00; deductible \$1,250 building/\$1,000 contents
 - Homeowners hazard insurance \$1,167.00; deductible 1%
 - Windstorm insurance \$2,179; deductible 2% (WPI-8 certificate on file with TDI)
-

SELLER RENOVATIONS, UPDATES & UPGRADES

2017

- Replaced privacy fence with extra gate added on west side

2018

- Added recessed LED lighting as well as updated light fixtures
- Added all new cabinetry and countertops replaced with Fantasy Brown granite
- Recessed light added as well as updated light fixtures
- All new cabinetry and counter tops replaced with Fantasy Brown granite and seaglass subway tile back splash
- Kitchen cabinetry upgraded to include 42" uppers; one wall of double upper cabinets with glass front cabinets on top row; most base cabinets are drawers or have pull-outs; garbage roll-out installed in island; corner cabinet is lazy susan
- Replaced appliances with stainless LG range, microwave and fridge (fridge negotiable with sale); 16 gauge deep double bowl stainless undermount sink with basin grids, new faucet, and ¾ HP garbage disposal (10 yr warranty)
- All new flooring throughout the home featuring wood plank porcelain tile in common areas and bedrooms
- New taller baseboards added throughout
- Added new fireplace mantel and dramatic floor to ceiling tile surround
- Added new 2-panel doors throughout the interior
- Primary bath remodeled with extra large 2-person shower and 2 shower heads and new vanity cabinet
- Secondary bath vanity replaced
- 50-gallon water heater added

2019

- Repainted all exterior trim, fascia and soffits

2021

- Installed new A/C unit

2022

- Installed new roof
- Installed new garage door opener with 2 remotes (wifi accessible)
- Foundation repaired (lifetime transferrable warranty); 23 new piers
- Interior freshly painted

OTHER FEATURES

- High resolution security camera system with DVR loop recorder and monitor conveys with home
- Gas stub-out is in place on rear patio for gas grill
- Home includes solar screens for energy efficiency on south and west side windows