

**This charming, well taken care of**, and updated single story home will not disappoint! Nicely laid out and useful space for the backyard will easily accommodate grilling, yard games and even room for a hot-tub ( concrete slab in place for hot-tub). Wooden deck makes for easy grilling and picnic set-up. Fence is in good condition for child & pet safety. The quiet, friendly neighborhood has easy access to I-45 and local schools and a grocery store less than a minute away. Shopping & restaurants are all within minutes including a world-class shopping center at Baybrook Mall. ACCLAIMED Home Warranty offered on this property.

### **GENERAL construction and notable features of the home**

Brick veneer on three sides construction with a 5 year old roof. The entire home was re-piped with pex-plumbing. For further energy efficiency, newer double pane windows have been installed. The 2 car garage has been converted to an air conditioned and heated space that has been used for music sets, pool table fun and family lifestyle entertainment. New laminate flooring recently installed in the gameroom. ( this could be converted back to garage if desired). No carpet in the home. Updated hot water heater in utility room. House is pre-wired for security with cameras in place supported by the Night Owl security recording system.

### **KITCHEN**

Open concept kitchen features a seating bar, new vinyl plank flooring and crown molding. A large window overlooks the front yard and allows for plenty of natural light. The upgraded kitchen cabinets ( solid wood doors / faces ), gas stove and 16 gauge extra deep stainless steel sink offers sound deadening & rear set drains. The dishwasher is approximately 4 years old. The pantry has been enlarged to accommodate plenty of supplies. Also, there are recently installed GFCI's in the kitchen area and a generous amount of power outlets. Gorgeous granite countertops, natural stone backsplash and matching granite window sills were part of the major remodel on this home.

### **BEDROOMS**

Each bedroom is extremely spacious with large walk-in closets. Primary bedroom closet has customizable wire clothing storage racks and poles that can be arranged to suit your needs.

### **BATHROOMS**

The primary bedroom has an en-suite bathroom that was completely remodeled with tile shower encasing and a rainfall shower head. The toilet, vanity, lighting and hardware were also updated. Tile flooring complements the shower tile & color theme. Crown molding featured.

The secondary bathroom has been remodeled similarly to the primary bathroom, but has a large bathtub / shower feature. Lighting, toilet & hardware also updated. Crown molding featured.

### **LAUNDRY ROOM**

The laundry room has easy access from the hallway and is found within the main house. It features tile flooring & exhaust from dryer out through roof vent. The dryer electrical outlets accommodate either gas or electric.