



Address: 18327 CARRIAGE LANE, HOUSTON, TEXAS 77058

	BEAUTIFUL 4-BEDROOM, 3-BATHROOM, 1-STORY HOME 2 CAR GARAGE ON OVERSIZED LOT WITH SWIMMING POOL AND PATIO	2,434 SQ FT
	LOCATED IN THE COMMUNITY OF NASSAU BAY	
<u>YEAR</u>	<u>EXTERIOR HOME FEATURES & UPDATES</u>	<u>NOTES</u>
2001	POOL DESIGNED AND BUILT	6' DEEP END 3.5' SHALLOW END
2021	POOL RESURFACED WITH 15 YEAR PebbleTec®	
2021	POOL MOTOR REPLACED	
2017	FOUNTAIN MOTOR	
	PRIVATE BACKYARD - LANDSCAPED BEDS AROUND POOL	10,900 SQ FT LOT
	SPRINKLER SYSTEM – ON SEPARATE METER THAN POOL	
	POOL & SPRINKLER ON SEPARATE WATER METER	
2000	Pella® WINDOWS AND SLIDING DOORS	
2021	PLUMBING UPDATES TO EXTERIOR AND KITCHEN	
	EXTERIOR PAINT & FRONT DOOR	
	OVERSIZED 2 CAR GARAGE WITH BACKYARD ACCESS VIA ROLL-UP DOOR, BUILT IN SHELVES	
2022	NEW SMART GARAGE DOOR OPENER	
	FRENCH DRAINS, HIGH-VOLUME SEAMLESS GUTTERS, AND DOWNSPOUTS	
2009	ROOF INSTALLED – StormGuard® RADIANT BARRIER	
2009	FURNACE REPLACED	
2015	HVAC DUCTS REPLACED	
	<u>INTERIOR HOME FEATURES & UPDATES</u>	
	FRESH INTERIOR PAINT	
	TOTAL KITCHEN RENOVATION	
2011	THERMADOR STAINLESS STEEL GAS COOKTOP	
2020	BOSCH DISHWASHER, KITCHENAID MICROWAVE AND OVEN, GARBAGE DISPOSAL REPLACED	
	CUSTOM CABINETS IN KITCHEN AND BREAKFAST ROOM WITH SOFT CLOSE DRAWERS & DOORS	

	RECESSED CAN LIGHTS ADDED IN KITCHEN, BREAKFAST ROOM, & FAMILY ROOM, UNDERMOUNT CABINET & IN-CABINET LIGHTING	
	ENGINEERED WOOD FLOORING IN DINING, LIVING, & FAMILY ROOMS, & PRIMARY BEDROOM	
	FAMILY ROOM HAS BUILT-INS WITH UPPER GLASS ACCENT DOORS AND LIGHTING INSIDE AND UNDERNEATH	
	HEARTH FIREPLACE WITH GAS LOGS IN COZY CONVERSATION AREA IN FAMILY ROOM	
	DINING ROOM FEATURES LARGE BENCH SEAT WITH LARGE BAY WINDOW FACING FRONT YARD	
	LIVING ROOM OFF OF DINING ROOM - GREAT FOR ENTERTAINING	
	SPACIOUS PRIMARY SUITE WITH TWO CLOSETS	
	PRIMARY BATHROOM HAS BEEN UPDATED WITH VANITY, LIGHTING, AND SHOWER WITH JETTED TUB	
	SECONDARY BEDROOMS ARE OVERSIZED AND HAVE WALK-IN CLOSETS	
	UTILITY ROOM HAS UTILITY SINK, STORAGE CLOSET AND CABINETS, AND BACKYARD ACCESS	
	FULL BATH OFF OF UTILITY ROOM – GREAT ACCESS FROM SWIMMING POOL, UPDATED BATH WITH FRAMELESS GLASS DOOR TO WALK-IN SHOWER	
	<u>ADDITIONAL NOTES</u>	
	LOW TAX RATE 2.48% BEFORE HOMESTEAD EXEMPTION	
	CLEAR CREEK INDEPENDENT SCHOOL DISTRICT	
	SURVEY AVAILABLE	
	CURRENT FLOOD INSURANCE \$768.00	
	CURRENT HAZARD & WIND INSURANCE \$5375.00	
	NEVER FLOODED	
	HAS BURIED POWER LINES AND IS ON THE SAME PART OF GRID AS THE METHODIST HOSPITAL (POWER WAS NEVER SHUT OFF IN WINTER STORM URI)	
	SWIMMING POOL AND MARINA INCLUDED WITH HOA DUES	
	RENOVATIONS TO BE COMPLETED BY FEB 6 (MARINA AND POOL)	
	DRY AND WET SLIPS FOR BOATS FOR RENT (WAIT LIST)	
	\$70 DRY SLIP / \$205 WET SLIP (MONTHLY)	
	BENCHES ON THE WATER, BOAT RAMP, FISH CLEANING STATION	
	Nassau Bay Association: https://nassaubayhomesassociation.org/	