

# 13 Clover Bend St La Marque TX

## A Spacious and Distinctive Home situated on over one third acre lot in La Marque.

### Quality Construction:

Premium warranty program provided by **Maverick Warranties and Insurance** includes: *1Yr- Workmanship, 2Yr- Systems, 10Yr -Structural Warranty.*

- Site specific, professionally engineered foundation contains 26 Piers below Post-Tension slab.
- Exterior base plates anchored to foundation.
- Hurricane roof clips, walls straps, and sheer walls.
- Inland -1 WPI-8 certified and approved.
- First floor frame pretreated with liquid termiticide Bora-Care to help prevent termite infestations.
- 12'x11' integrated covered rear patio includes Hunter exterior fan with light.
- Covered front entry.

### Safety and Energy

- **Radiant barrier roof decking** to reduce heat transfer into the attic.
- Smoke detectors and pre-wire security system.
- R-13 Batt insulation in walls and R-38 blown insulation on flat ceilings.
- Polycell sealant around all windows, doors, pipes, wiring holes, and exterior base plates.
- Eco-Friendly 18" ADA high elongated commodes use 1.6 or less gallons for water conservation.
- High efficiency **Gas** furnace and water heater.
- **Gas** connections for dryer and range.
- Ridge vents for increased ventilation and efficiency.
- **High efficiency 14.0 Seer HVAC System.**
- Heating and air conditioning unit located in attic for low noise level and space efficiency.
- **PEX Plumbing System.**
- High-Performance Double Pane **Boral Vinyl Windows** with Low-E Glass to reduce ultraviolet radiation.

### Exterior

- Limited Lifetime Warranty Max-Definition Certainteed Architectural Shingle Roof.
- Premium antique tumbled brick veneer.
- **LP SmartSide** siding, trim, and soffit for durability.
- Extensive front yard landscaping.
- Sodded front yard and partial in rear.
- Sherwin Williams Paints.
- Ethan Allen coach lamps on each side of porch entryway and left garage door.
- Insulated fiberglass front and rear doors. Rear door include build in blinds.
- Fully fenced backyard with 16' swing gate access.
- 120mph plus wind rate garage door.

### Kitchen

- Stainless steel, single tub farmhouse sink.
- Granite Counter Tops.
- Northville custom cabinetry include soft close draws and doors, and 8" stainless steel bar pulls.
- Frigidaire Stainless Steel Appliance package includes water/ice in the door side-by-side 27cu refrigerator.
- 30"- 5 burner counter flush slide in range oven.
- 1.9cu microwave range hood.
- Hidden control dishwasher.

- Walk-in Pantry
- Premium Farmhouse lighting package.
- 3X6 Ceramic subway tile backsplash.
- Functional and decorative built-in wood shelving.
- Recessed can lighting.

### Master Bedroom

- Oversize 48"x42" shower with glass door enclosure and 4"x10" subway tile surround.
- Granite vanity top and two porcelain under mount sinks.
- Large room size walk in closet.
- Built -in linen closet.

### Interior

- High ceiling thru-out entire home.
- High performance waterproof vinyl floors at the entry, dining, family, kitchen, and baths.
- Mohawk Frieze Carpet with 6LB pad in all bedrooms.
- 2" faux wood blinds thru-out.
- Brushed nickel hardware.
- Durable chrome fixtures in bathrooms.
- Ceiling fans in all bedrooms and living room.
- Art Niche in master hall.
- Accent Barn Door over hall closet matches cabinets.
- Traditional 6-Panel doors thru-out.
- Utility room with storage cabinets.
- Granite Vanity Tops in secondary bathroom.
- Extra deep soaking tub in secondary bath.
- Décor switches and outlets.

### Low 2.4% Tax Base

- City of La Marque public water and sewer.

**No restrictions against work vehicles, workshops, personal boat, or rv storage on property. Just 6 miles to big water.**

### School District

- Hitchcock ISD
- Stewart Elementary
- Crosby Middle Schools
- Hitchcock High School

Builder reserves the right to make changes in the plans and specifications as herein stated, and to substitute material of similar quality without notice.

### Builder:

### Coastal Abode, LLC

**7302 Jones Dr., Galveston, TX 77551**

**Vincent Bruno 832-693-9747**