

# 10838 MESQUITE DR

Updates...Upgrades...Features

## FAVORITE FEATURES

- No back neighbors
- Enclosed sunroom with lighting, fans, A/C, speakers with attached atrium
- Custom shelving in living room and bedroom
- Large primary suite with sitting area, dual sinks and dual closets

## GREAT LOCATION

- Neighborhood park, pool, playground just down the street.
- Nearby dog park and walking trails
- Close to major shopping and restaurants
- San Jacinto College Central campus
- Sylvan Beach park with beach, pavillion, fishing pier and yearly festival (12 min)
- Little Cedar Bayou Wave Pool & Park (9 min)
- Kemah Boardwalk (21 min)

## UPDATES AND UPGRADES

- New roof including sunroom!!!
- Interior shutters
- Extra room with skylight & LOTS of storage
- Root barrier across front of home (transferable foundation warranty)
- Concrete walkways around home
- Cedar lined closet in garage
- Laminate flooring - no carpet
- Recessed lights in living and built-ins
- Gas grill hook-ups outside
- Gutter system



## AT A GLANCE

- 3 Bedroom 2 bath
- 2370 sq ft - per appraiser. Enclosed sun room (part of sq footage) w/o about 2031 sq ft.
- YB 1984.
- Two living areas, 3 if you count sunroom
- Bonus room
- NO back neighbors



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