

DON'T MISS THESE FEATURES OF

868 Grassy Knoll Trail

LaMarque, TX 77568

Home is listed for more because it is WORTH more!

- ✓ Seller is original owner of the property. It has been a non-smoking, pet-free home, well maintained with regular landscaping, quarterly pest control, bi-weekly housekeeping services and a maintenance plan maintained for the duration of ownership.
- ✓ Three sided in Acme brick.
- ✓ "Hurricane Fabric" cut to fit each window will transfer with the sale of the premises – no need to cut and store boards, or board up in the event of a storm coming. Exterior hardware has been installed.
- ✓ Energy Saving Features Including:
 - 8 Solar Panels added in 2020 have significantly reduced on the monthly utility billing for the property – convey fully funded at closing. Current owner has realized close to \$1,000.00 in annual electricity savings since installation.
 - Extra attic insulation.
 - Water heater with additional insulation.
- ✓ Generac 2400 natural gas whole house generator added in 2021– conveys fully funded at closing, together with the transferrable warranty. Currently on maintenance program through Generator Supercenter, owner has maintained the \$39/monthly fee. Exercises weekly to ensure readiness.
- ✓ PEX plumbing.
- ✓ Kitchen features 42" cabinets and undercabinet lighting in kitchen.
- ✓ Lit art niches in entry for display of photos or artwork.
- ✓ Split floor plan – primary bed/bath separate from the other 2 bedrooms/bathroom.
- ✓ Smart home features include Ring Doorbell camera with video and audio, thermostat that can be activated/modified remotely to cool or warm the home prior to your return. Keyless garage door entry.
- ✓ Primary en suite features double walk-in closets, double vanities, and has the original option of soaker tub. Stand up shower as well.
- ✓ All appliances convey – kitchen and laundry.
- ✓ True three-car garage with wide driveway which can accommodate up to 7 vehicles.