

3902 Mendocino  
Galveston, Texas 77554  
The Neighborhood of Laguna San Luis

**Kitchen – 14'2" x 9'9"**

- 2nd level location, 9' ceilings
- 39"x63" Island
- Built in microwave, electric cooktop.
- Soft closing cabinets and drawers
- Modern quartz countertops
- Walk in Pantry, under cabinet lighting
- LG SS appliance package
- Blue/green subway tile backsplash
- 14 overhead cabinets, 7 under cabinets, 11 under cabinets drawers
- Open floor plan to dining room.
- LED recessed lighting
- 3 ½" window and door trim, 5 1/4" Baseboards

**Living – 17'8" x 15'**

- 2nd level location, under stair storage (Data Closet)
- 9' Ceilings, LED recessed lighting, fan
- 3 ½" window and door trim, 5 1/4" Baseboards
- Impact resistant doors and windows
- Programmable thermostat
- Neutral modern, vinyl plank flooring

**Dining – 14'4" x 10'2"**

- 2nd level location
- LED recessed lighting, 5 light brushed chrome chandelier
- 3 ½" window and door trim, 5 1/4" Baseboards
- Impact resistant doors and windows
- Programmable thermostat
- Neutral modern, vinyl plank flooring

**Primary Bedroom – 15' x 12'1"**

- 3rd Level location
- LED recessed lighting, fan
- 3 ½" window and door trim, 5 1/4" Baseboards
- Impact resistant doors and windows
- Neutral modern, vinyl plank flooring
- En suite bathroom, walk in 5'5"x5'7" closet with 5 shelves, 1 rod, and a window

**Bedroom-10'4" x 12'1"**

- 3rd Level location, LED recessed lighting, fan
- 3 ½" window and door trim, 5 1/4" Baseboards
- Impact resistant doors and windows
- Neutral modern, vinyl plank flooring

**Primary Bath**

- 3rd Level location, en suite primary bedroom
- LED recessed lighting, double 3 light vanity
- 3 ½" window and door trim

- 5 1/4" Baseboards
- Porcelain undermounted sinks, brushed chrome faucets and cabinet hardwares
- Separate water closet
- Neutral modern, vinyl plank flooring

**Exterior**

- Hardie plank exterior, 1600 sqft of decking
- 30 year GAF Timberline roof, lifetime shingles
- Double driveway
- Minimum 300 sqft. of closed garage space on the first floor
- Room to park an RV – 12', outdoor shower
- 20 amp electrical panel

**Energy Efficiencies**

- Nuema Impact resistant doors and windows state approved
- 16 SEER HVAC
- Attic Vents, Ceiling fans
- 50 gallon hot water heater
- Blown in cellulose insulated walls R19, ceiling R38, bottom floor R30
- All interior mounted lighting is LED
- Digital programmable thermostat

**Laundry Room-6'5" x 6'**

- Upper cabinet with double doors
- Recessed lighting, window, 5 ¼" baseboards
- Neutral modern, vinyl plank flooring
- LG Washer and dryer

**Powder Room-6'5" x 7'**

- Modern Quartz countertop
- Recessed lighting, 2 bulb vanity light
- 2 upper cabinets, 2 lower cabinets
- Porcelain undermounted sink, brushed chrome faucet and cabinet hardware
- Neutral modern, vinyl plank flooring

**Hall Bath-5' x 9'**

- Modern Quartz countertop
- Recessed lighting, 2 bulb vanity light
- 2 upper cabinets, 1 lower cabinet with double door, 3 drawers
- Porcelain undermounted sink, brushed chrome faucet and cabinet hardware
- Neutral modern, vinyl plank flooring