

3906 Mendocino  
Galveston, Texas 77554  
The Neighborhood of Laguna San Luis

**Kitchen – 11'x8'6"**

- 2nd level location, LG SS appliances
- Island with SS double basin sink with hand sprayer
- Built in microwave, electric cooktop.
- Soft closing cabinets and drawers
- Modern quartz countertops, white subway tile backsplash
- Under cabinet lighting
- Open floor plan to dining room.
- LED recessed lighting
- 3 ½" window and door trim, 5 1/4" Baseboards
- 12 overhead cabinets, 6 under cabinet drawers, 9 under counter cabinets
- 2 each 1 light pendants, modern, black

**Living – 15'4"x13'6"**

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

**Dining – 15'4"x9'0"**

- 2nd level location
- LED recessed lighting, 3 light modern chandelier, matched kitchen pendants
- 3 ½" window and door trim, 5 1/4" Baseboards
- 4 Overhead and 4 Under cabinets, with 3 shelves ea.
- Impact resistant doors and windows
- Programmable thermostat
- Neutral modern, vinyl plank flooring

**Primary Bedroom – 15'11"x12'**

- 3rd Level location
- LED recessed lighting,
- 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 closet 6'5"x7'

**Primary Bathroom**

- 2nd Level location, LED recessed lighting
- 3 ½" window and door trim, 5 1/4" Baseboards
- Modern Toto water closet
- Impact resistant doors and windows
- Neutral modern, vinyl plank flooring
- Separate shower
- 2 Overhead cabinets with 2 undercounter cabinets, and 2 drawers
- Double sink, modern quartz counters

**Laundry Room – 3'x7'**

- 2nd Level location, LED recessed lighting

- 3 ½" door trim, 5 1/4" Baseboards
- Double door upper cabinet with 3 shelves
- Neutral modern, vinyl plank flooring

**Bedroom-11'4"x11'**

- 3rd Level location, closet – 4'3"x2'
- LED recessed lighting, fan
- 3 ½" window and door trim, 5 1/4" Baseboards
- Impact resistant doors and windows
- Neutral modern, vinyl plank flooring

**Bedroom-11'3"x11'**

- 3rd Level location, closet – 4'x2'
- LED recessed lighting, fan
- 3 ½" window and door trim, 5 1/4" Baseboards
- En Suite Bathroom
- Impact resistant doors and windows
- Neutral modern, vinyl plank flooring

**Bedroom-11'4"x14'**

- 2nd Level location, En Suite Bathroom
- LED recessed lighting, fan
- 3 ½" window and door trim, 5 1/4" Baseboards
- Impact resistant doors and windows
- Neutral modern, vinyl plank flooring

**Hall Bathroom**

- 2nd Level location
- LED recessed lighting
- 3 ½" window and door trim, 5 1/4" Baseboards
- Modern Toto water closet
- Impact resistant doors and windows
- Neutral modern, vinyl plank flooring
- Shower tub combo with double bottle nook
- 2 Overhead cabinets with 2 under counter cabinets, and 2 drawers
- Double sink, modern quartz counters

**Exterior**

- Hardie plank exterior, 800 sqft of deck
- Neighborhood pool
- 30 year GAF Timberline roof, lifetime shingles
- Double driveway
- Minimum 300 sqft. of closed garage space on the first floor, Outdoor shower
- Room to park an RV – 12', 20 amp electrical panel
- Mature palm trees

**Energy Efficiencies**

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