

# **Seller's List of Upgrades & Special Features**

**909 Burns Avenue, Eagle Lake, TX 77434**

- Original Owners built this gorgeous home!
- HUGE Sun Room overlooking Pool and Back Yard
  - Wet Bar and Long Counter – great for entertaining
  - High Ceilings with Sky Lights
  - So much space for versatile areas
- Swimming Pool
- Large Lot
- Large Shade Trees
- 3 Car Garage
  - one bay currently used as Workshop
  - Extra Long Driveway
- 2 Sheds in great condition – could be used for:
  - Charming She Shed
  - Amazing Man Cave
  - Child Play Room
  - Storage
  - Additional Office Space
- Dog Run
- Roof Replaced – 2013 with Radiant Barrier
- HVAC
- Water Heater
- Wrought Iron Gated Front Yard
- Kitchen Remodeled 2009
- EXCELLENT LOCATION!
  - country living, yet easy commute to Houston!
- Low Tax Rate – 2.49%
- Zoned to Rice Consolidated Schools



**BURTON**  
**Real Estate Group**

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