

# 3012 MEADOW BAY DICKINSON, TX 77539



MLS #78779374

**3 Bedroom    2 Baths    2-Car Garage    2003**  
**1,910 SF    6,861 Lot    Lennar    1-Story**  
**\$25,000 in upgrades!    One owner!**

**The Meadows in Bay Colony Sec 1 (2001), ABST 19 Perry & Austin Sur, Block 5, Lot 6, acres 0.158**

## **ENTRY (7'6 x 6'3)**

10' Ceiling with pendant lighting  
Tile flooring  
Crown molding  
Wood door with heavy glass and transom windows on side (with white blinds) and upper window  
Front door handle and lock - 2023  
Art niche with recessed light

## **OPTIONAL OFFICE/STUDY or DINING (12'3 x 10'7)**

10' Ceiling with chandelier lighting  
Wood-grained vinyl plank flooring  
Decorative chair rail along walls  
Large (28'7 x 17) curved window with drapes and curtain rod  
Crown molding

## **LIVING ROOM (28'7 x 17)**

10' Ceiling with lighted fan  
Wood-grained vinyl plank flooring  
Gas fireplace with hearth, legs, header, apron, and mantel piece  
Large window with drapes and curtain rod  
Door access to backyard  
Coat closet  
Two leased security alarms on wall - ADT and SimpliSafe

## **KITCHEN (18 x 14'2)**

10' Ceiling with recessed and pendant lighting - 2022  
Tile flooring  
Custom-built upper/lower white wood cabinets with soft-close drawers, handles/drawer pulls, and storage for baking pans, spices, pots & pans, and various cooking utensils  
White quartz with gray vein countertops, gray tile backsplash - 2022  
Breakfast bar with black matte deep double sink and touchless faucet with vegetable/fruit wash - 2022  
Built in microwave and dishwasher in black stainless steel - 2022  
Large island with storage cabinets, decorator shelves, electrical outlet, and marble countertop - 2022

**(682) 224-9848 Mobile**

**Linda Treadway**

**Linda.Treadway@eXpRealty.com**

Frigidaire Freestanding French Door Refrigerator in black stainless steel - 2022  
Additional custom-built white wood storage cabinet with handles and glass doors - 2022  
Separate pantry  
Flat plan storage cabinet  
Large bay window (8'7 x 6'3) in attached breakfast room are  
Opens to living room

### **PRIMARY BEDROOM (16 x 13'4)**

10' Tray ceiling with lighted fan  
Wood-grained vinyl plank flooring  
Crown molding  
Two windows with ½" white blinds, drapes, and curtain rods  
Two closets with shelving, clothes rods, and built-in storage cabinets

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### **PRIMARY BATH (13'3 x 9'7)**

10' Ceiling with vanity lighting  
Tile flooring  
Large opaque glass block window  
Spa tub and separate glass shower with aluminum trim  
Two vanities with individual sinks, drawers, one makeup vanity, and two large wall mirrors  
Mirrored wall medicine cabinets  
Private toilet with window and ½" white blinds

### **BEDROOM 2 - Towards front of home (11'4 x 10'6)**

10' Ceiling with lighted fan  
Wood-grained vinyl plank flooring  
Window with ½" white blinds  
Double door closet  
Located next door to bathroom 2

### **BEDROOM 3 - Towards back of home (11'4 x 10'6)**

10' Ceiling with lighted fan  
Wood-grained vinyl plank flooring  
Sliding double door closet  
Window with ½" white blinds  
Located next door to bathroom 2

## **BATH 2 (7'6 x 7)**

10' Ceiling with vanity lights  
Tile flooring  
White cabinets with sink marble countertop  
Large wall mirror  
Tub/shower combo with tile backsplash  
Window with ½" white blinds

## **UTILITY ROOM (6 x 5'6)**

10' Ceiling with fluorescent lighting  
Tile flooring  
Washer and dryer included  
Window with ½" white mini blinds  
White shelving and clothes rod  
GE Washer & Dryer included

## **GARAGE (21 x 18)**

10' Ceiling  
Elevated walkway for storage  
Sheetrocked walls

## **EXTERIOR**

Back porch (17 x 7)  
Gutters on front and back of home - 2003  
Roof - 2003; inspected with minor roof repairs - 2023  
HVAC - 2003; inspected 2023  
Water Heater - 2003  
Front yard trees trimmed - 2023

## **INCLUDED WITH SALE**

Frigidaire FRFS2823AD36 Inch Freestanding French Door Refrigerator with 27.8 cu. ft. Total Capacity, 4 Glass Shelves, 9 cu. ft. Freezer Capacity, External Water Dispenser, Crisper Drawer, Automatic Defrost, Energy Star Certified, Ice Maker, EvenTemp Cooling System, CrispSeal Crispers, PurePour Water Filter, Sabbath Mode, Adjustable Door Bins, Ice Maker, PureAir Ultra II Air Filter in Black Stainless Steel - 2023

GE Washer & Dryer - 2003

## **HOMEOWNERS INFORMATION**

Bay Colony Improvement Association, Crest Management (281) 579-0761      \$118.61 Annually  
Meadows in Bay Colony, Houston Community Management (832) 864-1200      \$252.35 Annually

## **COMMUNITY INFORMATION**

Community covered playground, swing set, and lap swimming pool; covered kiddie pool; restrooms and lifeguards