

Seller's List of Upgrades & Special Features

5418 Waterbeck Street, Fulshear – Weston Lakes

- Large Waterfront Lot – 32,278 SF
- Original Owners
- Gated Community with Guard on Duty
- 2 Bedrooms & 2 Full Baths Downstairs
- Game Room and 2 Bedrooms Upstairs
- Flex Room upstairs with Sewing Room & Desk Area
- HVAC replaced 2016 & 2023 (zoned)
- Tankless Water Heater 2019
- Large Island Kitchen
 - Beautiful Granite Counter Tops & Tile Backsplash
 - Beautiful Cabinets
 - Breakfast Bar with Extra Seating
 - Double Ovens
 - Flat Surface Cooktop
 - Arched Window over Sink
 - Water Softener/Reverse Osmosis
 - Huge Walk In Pantry
- Oversized Laundry Room with Built In Storage & Counter
- Crown Molding
- Family Room with Gas Log Fireplace
- Huge Formal Dining Room w/Tray Ceiling & Mirrored Wall
- Formal Living Room with Gas Log Fireplace
- Large Primary Suite with Sitting Area
- Large Primary Bathroom w/Separate Shower & Soaking Tub
- His & Hers Sinks & Large Walk In Closet
- Large, Covered Back Patio overlooking the Lake
- Sprinkler System
- Oversized Garage
- Zoned to Excellent Lamar Consolidated Schools
- Great Location! Low Tax Rate 2.15%



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