



Address: 2113 SHADOW BAY CT, LEAGUE CITY TX 77573

	4 BEDROOM/2.5 BATH/ 2+ CAR GARAGE HOME LOCATED IN HARBOUR PARK IN SOUTH SHORE HARBOUR	
	FORMAL LIVING ROOM/STUDY, FAMILY ROOM WITH FIREPLACE OPEN TO KITCHEN, ALL BEDROOMS UPSTAIRS	
	<u>EXTERIOR HOME FEATURES & UPDATES</u>	<u>NOTES</u>
2023	EXTERIOR PAINTING	
2023	SEWER PIPE FROM STREET TO HOUSE REPLACED	
2023	NEW ROOF WITH WPI-8 CERTIFICATE ON FILE	
2023	NEW HVAC SYSTEM	
2023	GARAGE DOOR REPLACED	
	HOTWATER HEATER UPDATED	
	<u>INTERIOR HOME FEATURES & UPDATES</u>	<u>NOTES</u>
2023	FULL INTERIOR PAINTING	
2023	FLOORING REPLACED WITH ENGINEERED WOOD DOWNSTAIRS, HARDWOOD ON STAIRS AND HALL, CARPET IN BEDROOMS, CERAMIC TILE IN WET AREAS	
2023	KITCHEN REMODELED AND EXPANDED INCLUDES QUARTZ COUNTERTOPS, STAINLESS APPLIANCES, STAINLESS VENTHOOD, TILE FLOORING, SIT UP BREAKFAST BAR, SINK & FAUCET REPLACED	
2023	NEW LIGHTING AND FANS INSTALLED	
2023	POWDER ROOM WAS UPDATED WITH VANITY, TOILET, AND LIGHT FIXTURES	
2023	REMODELED PRIMARY BATHROOM WITH LARGE WALK IN SHOWER WITH SEAMLESS GLASS SURROUND, FREESTANDING TUB, DOUBLE SINKS, MIRRORS, TOILET, COUNTERTOP, LIGHTING	

