

## 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	
	EXTERIOR HOME FEATURES & UPDATES	<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	
	INTERIOR HOME FEATURES & UPDATES	NOTES
		<u>ITO TES</u>
2023	FULL INTERIOR PAINTING	
2023 2023		
	FULL INTERIOR PAINTING	
	FULL INTERIOR PAINTING   FLOORING REPLACED WITH ENGINEERED WOOD DOWNSTAIRS,	
	FULL INTERIOR PAINTING   FLOORING REPLACED WITH ENGINEERED WOOD DOWNSTAIRS,   HARDWOOD ON STAIRS AND HALL, CARPET IN BEDROOMS, CERAMIC	
2023	FULL INTERIOR PAINTING   FLOORING REPLACED WITH ENGINEERED WOOD DOWNSTAIRS,   HARDWOOD ON STAIRS AND HALL, CARPET IN BEDROOMS, CERAMIC   TILE IN WET AREAS	
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WALK IN CLOSETS IN ALL BEDROOMS	
MUD ROOM WITH BUILT IN SHELVES AND CABINETS	
<b>NOTES &amp; ADDITIONAL INFORMATION</b>	
LOW TAX RATE	
CLEAR CREEK ISD, FERGUSON ELEMENTARY, LEAGUE CITY	
INTERMEDIATE, CLEAR CREEK HIGH SCHOOL	
5 MINS AWAY TO GROCERY STORE, SHOPPING, KEMAH BOARDWALK	
30 MINS FROM DOWNTOWN AND GALVESTON ISLAND	
MASTER PLANNED NEIGHBORHOOD IN	
GOLF COURSE COMMUNITY	
POOL & PARK IN NEIGHBORHOOD	
SURVEY AVAILABLE	