

144 INDIAN WARRIOR TRAIL

LAKE JACKSON, TX 77566

SYSTEMS

- Full HVAC replacement (April 2023)
- Replaced Water Heater (July 2017)
- Roof (Sept. 2015)
- Dishwasher replaced (~ 3 years old)
- Oven & Microwave replaced (less than 1 year old)
- Gas Range in Kitchen replaced (2020)
- Garbage Disposal Replaced

INTERIOR

- Bamboo hardwood floors throughout main living spaces
- Interior Paint throughout
- Quartz countertops in Kitchen
- Remodeled both Bathroom showers
- Replaced all ceiling fans

EXTERIOR

- Exterior Paint
- Replaced patio screens & painted frames (Dec. 2023)
- Rainbird Sprinkler System installed
- Replaced Fence
- Storage Shed (~ 2 years old)

PROPERTY
updates

EDIBLE

garden

- Turmeric
- Passion Fruit Tree
- Osmanthus Tree
- Yellow, White & Pink Allium
- Red, Pink & Yellow Roses
- Indian Blanket Flower
- Lemongrass
- Thai Basil
- Japanese Shiso



- Pansy Flower
- Madagascar Periwinkle
- Bean & Egg Plant
- Blue Plumbago
- Zinnias
- Green Malabar Spinach
- Purple Shamrock
- Six 20+ foot tall Crepe Myrtle Trees

- Sugar Cane
- Valencia Orange Tree
- Moro Blood Orange Tree
- Hawaii & Thai Taro
- Mandarin Orange Tree
- Meyer Lemon Tree
- Rio Red Grapefruit Tree
- Karry Star Fruit Tree
- Asian Star Fruit Tree



- Pakistan Mulberry
- White Nectarine
- Sweet Pomegranate
- Plum
- Li Jujube
- Lang Jujubee
- Goji Berries
- Red Malabar Spinach
- Pentas

Some of the plants on this page necessitate freeze protection when temperatures fall below 20 °F to ensure their continued health and vitality

EDIBLE

garden

- Asia Pear
- Pineapple Pear
- Assorted Pear
- Joey Avocado
- May Pride Peach
- August Pride Peach
- Tropical Snow-White Peach
- Fuyu Persimmons
- American Persimmons



- Okinawa Spinach
- Amaranthus
- Ostrich Fern
- Marigolds
- Arctic Frost Satsuma Tree
- Evening Jasmine
- Japanese Purple Yam
- Sweet Yam
- Irish Daylily

- Sweet Kumquat Tree
- Blue Milkweed
- Blue Salvia
- Sweet Loquat Tree
- Corn Flowers
- Wild & Spring Onion
- Variety of Gladiolus Plants
- Bean Plants
- Marigolds



- Moringa Tree
- Asparagus (Red & Green)
- Sweet Red & Green Grapes
- LSU Purple Fig Tree
- Ginger (classic)
- Thai Ginger (galangal)
- Spring Onion
- Thornless Blackberry
- Community & Chinese Leek

SELLER'S Favorite Facts & Features

144 INDIAN WARRIOR TRAIL

Lake Jackson, TX 77566

**LOW OVERHEAD
EXPENSES:
LOW PROPERTY TAX,
LOW ELECTRICITY,
LOW GAS & LOW
WATER EXPENSES.**

**PERFECT LOCATION
WITH EASY ACCESS
TO BUSINESSES,
SHOPPING & THE
BEACH. WE ENJOY
FISHING!**

**HIGH DENSITY BACK
YARD FOOD FOREST
PROVIDES YEAR
ROUND ORGANIC
FRUITS AND
VEGGIES.**

**SPACIOUS
BEDROOMS. SPLIT
FLOORPLAN
BEDROOM LAYOUT.**

**CLOSE TO GOOD
SCHOOLS.**

**FRIENDLY
NEIGHBORS, GREAT
NEIGHBORHOOD.**



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