

# 1310 Briar Bayou Drive

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4 Bedroom / 3.5 Bath One-Story  
Briarforest

## UPDATES

- Roof: Replace 1/2015 by Amstill Roofing
- Windows: Replaced 6/2021 by Window World, warranty is transferable
- Kitchen updated in 1/2014
- Wall Ovens, Fridge, Stovetop: Replaced 1/2014
- Dishwasher: Replaced 1/2023
- Microwave: Replaced 7/2023
- Thermostats: Replaced 8/2023
- Pool and Pool House were built in 2005
- Pool Resurfaced 11/2021
- Bathroom fans replaced 8/2023
- Front doors replaced 2019



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## FEATURES

- ½ acre lot
- No houses behind the house. A power easement separates our lot from the 3-story parking garage.
- House is on piers.
- Energy Corridor
- Wood burning fireplace.
- Shop can be converted to mother-in-law. Floor plans are available.
- No flooding
- Higher than street
- 10' and 9' ceilings
- Pool house
- Pool with waterfall and slide



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## FEATURES (continued)

- Back yard fire pit
- Mosquito System in the back yard
- Storage shed.
- Roof is 8 years.
- Double windows 2021
- Wood look tile floors
- Alarm system with Alarm.com App control
- Keyless entry doorknob
- Low HOA dues. Currently \$300 annually
- Elementary school in walking distance, Village School, Briarwood School, Yorkshire Academy, and St John Paul II Catholic school close by
- Wired for speakers in living, primary bedroom, and back patio
- Security Cameras, dvr needs to be replaced