

Property Address:

417 Meadow Run Drive Friendswood, Tx. 77546.

Please tell us your favorite qualities and features, interior AND exterior! When you include upgrades, such as a new AC, roof, appliances, etc., please include the year of the upgrade.

Home Features and Upgrades:

New Roof- 2021 New Pool Pump 2021 New AC 2021 New Pool
Filter 2021 Garage Door Opener 2024. Light Fixtures 2024
New Paint 2024 Entire home. New tile, paint, Bathtub, lights, faucets, toilet
in 2021 (bath) + 2024, New Faucet, lights, toilet in half bath 2024.
New Master bath 2022. Zero entry shower, Rainhead + Sprayer
in Shower, Sprayer in tub, Soaker tub, Glass tiles, wood
accents, tall ceilings, Fresh + bright, Large living area,
Overlooks pool, large master, Carpet 2021, EVP Laminate
wood floors in dining room, master closet. ²⁰²¹ Shaving Niche in
Master shower. Pool c̄ Fountains. Corner lot, large, Brick Fence.
New Ceiling Fans in 2 bedrooms. Approx. \$55,000 in Repairs +
Community/Area Features and Top Reasons You Love Living Here: Upgrades.

Great neighborhood, friendly residents, get together on
the cul-de-sacs, quiet, park, trails, sidewalks, walking,
Running, biking, clean neighborhood, HOA, close to
Shopping, hospitals, BW8, 45, FIBD schools.

This Home's Average Utility Bills:

UTILITIES	AVERAGE	HIGHEST
ELECTRIC	\$ 190.00	\$ 400.00
WATER	\$ 250.00	\$ 400.00
GAS	\$ 50.00	\$ 75.00