

12450 LAKE VISTA DR, WILLIS, TX 77318

# FEATURES + UPGRADES

- + Guard Gate community
- + Waterfront
- + Personal Boat Slip
- + 2023 Jet ski lift
- + 2021 Outside landscaping redone after freeze
- + 2021 patio and walkway added; 2023 upgrade
- + 2020 New windows through out most of the house -window world warranty transferable
- + 2023 Screened porch upgraded to 70% sun screens and sun shades
- + 2018 New flooring on patio
- + Large Upstairs Patio
- + 2016 New ceramic flooring in all downstairs, New carpet in game room, wood laminate in guest bedrooms
- + 2016 New marble countertops and showers in Primary & guest's bathroom
- + 2016 Added glass cabinets in kitchen
- + 2016 Added storage closet in laundry
- + 2023 Fresh paint all downstairs, Staiway, Foyer, and gameroom
- + 2023 New Porch Screens

**\*New Roof\***

# AGES OF APPLIANCES + SYSTEMS

- + 2023 New dishwasher, and disposable
- + 2016 New ceiling fans
- + 2016 New bathroom tubs, showers, toilets
- + 2016 Wine cooler and ice maker
- + 2016 New plumbing fixtures
- + Water Heater 2019
- + 2016 New fireplace facing
- + 2016 New Jen air 5 burner cooktop
- + 2016 New GE signature series dual oven
- + 2016 Jen air food warmer drawer
- + 2016 New lighting fixtures throughout

# COMMUNITY AMENITIES

Boat Docks, Boat Storage, Tennis Courts, Sand Volleyball Court, Playground,  
Basketball Court, Clubhouse  
Pool