



# Property *Features*

3011 Harvest Hill Drive, Friendswood, Texas

## UPGRADES

- New Roof - 2021
- Complete Upgrade of HVAC Systems in 2020 (Upstairs) and 2016 (Downstairs)
- New Tanked Natural Gas Water Heaters - 2017
- New Outdoor Paint - 2019
- New Upstairs Luxury Carpet - 2018
- Both Upstairs Bathrooms Remodeled - 2021
- Downstairs Completely Remodeled in 2018
- 4 Year Transferable Roof Warranty - Bay Area Roofers
- Smart Sprinkler Outdoor System (Operated via App - checks the weather to determine if watering is needed)
- ADT Hardwired Alarm System - Certified Owned

## INTERIOR GENERAL

- Village Builders Home - Sheffield Model
- New Lighting Fixtures throughout Downstairs
- Hardwood Flooring throughout Downstairs Living Areas
- New Downstairs Paint - 2018
- New Smith & Noble Wood Window Blinds Throughout - 2018
- Hardwood Stairs & Upstairs Landing
- Energy Efficient Recessed LED Lighting Throughout
- RING Doorbell
- ADT Whole Home Alarm System
- Wired for Cat-5/Ethernet
- Soft Close Doors/Drawers Throughout

## DINING

- Pottery Barn Chandelier
- Custom Drapes
- Crown Molding



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## OFFICE/STUDY

- Custom Cabinetry with Built-in File Drawers
- Large Walk-In Closet with Shelving
- Double French Doors

## KITCHEN

- Kohler Double Farmhouse Sink
- KitchenAid Double Convection Stainless-Steel Oven
- 36" KitchenAid Natural Gas 5-Burner Stainless Cooktop
- New Stainless KitchenAid Dishwasher – 2024
- Smith & Noble Roman Shades
- Coffee Bar with Brick Backsplash & Glass Display Cabinets
- Custom Pantry with Pull-out Drawers and Quartz Countertop
- Dimmable Under Cabinet Lighting
- Eat-in Kitchen Area

## LIVING AREA

- Custom Two-Story Limestone Fireplace with Solid Barnwood Mantel
- Natural Gas Fireplace with Driftwood Log Set
- Smith & Noble Roman Shades
- Built-in Media Cabinet
- Sony 5-Channel Surround Sound System

## PRIMARY BEDROOM/BATHROOM/CLOSET

- Custom Updated Drapes in Windows
- Crown Molding & Tray Ceiling
- Plantation Shutters in Primary Bath
- Custom Built-in Cabinetry in Primary Bath
- Frameless Glass Shower Surround w/Marble & Porcelain Tile, Rain Head Shower with Spray Wand
- Jacuzzi Soaking Tub with Roman Tub Filler & Spray Wand
- Double Vanity with Kohler Sinks
- Custom Designed Closet with Built-in Deep Drawers & Spacious Cabinets
- Hardwood Floors in Closet



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## UPSTAIRS GENERAL

- Walk-in Floored Attic Space for Extra Storage
- Zoned A/C & Heat
- Game Room
- Oversized 5th Bedroom w/Large Walk-in Closet

## EXTERIOR GENERAL

- Mature Trees & Landscaping
- Desirable Cul-de-sac Location Next to Green Space & Amenities
- In-Ground Sprinkler System - Controlled with Rachio App
- 2 Car Porte-Cochere
- Flagstone Patio
- Natural Gas Grill Connection

## NEIGHBORHOOD AMENITIES

- Neighborhood Pool & Pool House w/Year Round Secure Access
- Several Parks Throughout
- Walking, Biking and Running Trails Throughout
- Picnic Areas
- Basketball Court
- Walking Distance to Shopping