



# Property *Features*

2103 Bayou Cove Lane, League City, Texas

## UPGRADES

- Tankless Whole-home Water Heater - 2016
- New Outdoor Paint – March 2020
- New Upstairs Luxury Carpet – March 2020
- Upstairs Bathrooms Remodeled – September 2016
- Downstairs Completely Remodeled in February 2023
- Soft Water System throughout the Entire Home

## INTERIOR GENERAL

- New Lighting Fixtures throughout Downstairs
- Luxury Wood Plank Tile Flooring throughout Downstairs Living Areas and Stairs
- New Downstairs Paint March 2020
- Ring System with Security Cameras Stay with the Home

## KITCHEN

- Solid Wood Cabinetry with Soft Close Drawers and Cabinets
- Slide Out Shelves and Spice Cabinet
- Kraus Workstation Undermount Stainless Sink
- 4 Burner Stainless Gas Range Cooktop in Island
- Eat-in Breakfast Bar
- Quartz Countertops
- Under Cabinet Lighting
- Coffee Bar Area
- Counter Height Windows with Sitting Area for Natural Lighting
- Updated Glass Tiled Backsplash
- Updated Lighting
- Recessed Lighting with Dimmable Rims



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## LIVING AREA

- Custom Designed Tiled Fireplace and Mantel
- Brand New 7-Panel Fan with Lighting
- Natural Gas Fireplace

## PRIMARY BEDROOM/BATHROOM/CLOSET

- Vaulted Ceilings with Crown Molding and Fresh Paint
- Brand New 5-Blade Fan with Lighting
- Beautiful Views to the Backyard Pool
- Recently Updated Ensuite Bathroom with all new Finishes
- Quartz Countertops
- Vanity Area with Seating
- Double Sinks
- Soft Close Cabinets and Drawers
- Updated Lighting and Elegant Bathroom Chandelier
- Updated Tile Surround for Shower and Soaking Tub
- Frameless Glass Shower with Rain Head Shower and Spray Wand
- Soaking Tub is Heated to keep the Bath Water Warm
- Built-in Organizational System in Closet with Fold Down Ironing Board

## LAUNDRY ROOM

- Electrical for a 2nd Refrigerator, if desired
- Oversized
- Built-in Shelves for Organization

## UPSTAIRS GENERAL

- Zoned A/C and Heat
- Game Room Upstairs with Mounted TV
- Oversized 5th Bedroom with Walk-in Closet



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## EXTERIOR - BACKYARD

- Large Extended Patio with Seating Area and Eat-in Area
- Cedar Planked Ceiling with Recessed Lighting
- Custom Cedar Patio Columns
- 3 Hanging Fans on a Wall Switch
- 3 Roll Down Sun Shades
- Wired for Audio/Visual Equipment & Surround Sound
- Stamped Concrete Decking from Patio to Pool Areas
- Sun Deck in Pool with Umbrella Stands and Fountains
- Oversized Hot tub/Spa with Infinity Edge
- Auto Water Fill for Pool
- New Pool Pump 2021
- Cascading Fountains, Bubblers and Lighting on Remote
- Mature Landscaping for Privacy with Evening Lighting
- Dark Stained Fence for Elegant Design & Fence Longevity
- In-Ground Sprinkler System
- French Drains for Proper Drainage

## EXTERIOR - GENERAL

- Landscaping Lighting Front, Side Walkway and Backyard
- 3rd-Bay Oversized Garage with Workbench and Storage
- Professional Grade Basketball Goal Installed
- Sofit Christmas Lighting Plugs

## NEIGHBORHOOD AMENITIES

- Walking Distance to Gilmore Elementary School
- Walking Distance to Upcoming Shopping & Restaurant Area
- Neighborhood Pool and Pool House
- Several Parks Throughout
- Walking, Biking and Running Trails Throughout
- Picnic Areas and Lake Areas
- Neighborhood Meeting Room that may be Reserved by Residents
- Private Golf Clubhouse and Golf Course for Magnolia Creek Residents  
(Not Included with HOA Dues)