

2314 Dolan Springs

Upgrades and Amenities

- Village Builders Langford floorplan
- 4 bedrooms, 3 1/2 baths
- Approximately 3,154 square feet
- All bedrooms on the first floor
- 2+car attached garage w/ epoxy flooring
- Meross garage door opener
- Manicured landscaping
- Outdoor accent lighting
- B-hyve programmable sprinkler system
- Covered front and rear porches
- Keyless entry front door lock
- Eufy security cameras
- Ring doorbell

Entry:

- Mahogany front door with leaded glass
- Hardwood flooring
- Tiered ceiling accent
- High ceiling

Family Room:

- High ceiling
- Crown molding
- Gas log fireplace
- Surround sound speakers
- Open to dining room and kitchen

Formal Dining Room:

- Hardwood flooring
- Elegant tiered ceiling
- Chair rail trim and crown molding

Kitchen:

- Granite countertops
- Maple cabinets with hardware
- Stainless steel appliances
- GE Profile stainless steel double ovens
- 5 burner gas cooktop
- Stainless Samsung refrigerator (5/22)
- Upgraded wood vent hood
- Seating bar

Breakfast Room adjoins kitchen

Buyer to confirm room sizes. Data retrieved from seller, builder documents, Galveston County Appraisal District. Buyer to confirm all information as accurate. Room sizes and square footage may not be exact. Non-realty items addendum and sales contract will supersede any items noted on this flyer.

Primary Suite:

- Generous primary suite with high ceiling
- Accented by large windows
- Crown molding
- Hardwood flooring

Primary Bath:

- Large, open primary bathroom
- Dual vanities with granite countertops
- Corner jetted tub
- Separate shower with tile surrounds
- Large walk in closet

Split plan with 3 additional bedrooms on the 1st floor

Gameroom:

- Large gameroom on the 2nd floor
- Surround sound speakers
- Built in desk with shelves
- Adjacent half bath

Large utility room in the house off of garage entry

Mud room area off of garage entry

Extended rear covered patio with gas stub out

2" faux wood blinds throughout

Zoned air conditioning, A/C coils replaced 10/20 & 10/22

Both hot water heaters replaced 8/22