

UPDATE LIST:

NEW ROOF: Summer 2023

- New GAF Roof with 50-Year Warranty
- Charcoal Black, Stain Resistant. Black Flashing Installed.

HVAC:

- Trane Outdoor Compressor, 5-ton, Replaced 2018
- New Evaporator Coils to match compressor - Replaced 2021
- New Furnace and Motors - Replaced 2023

GARAGE:

- Replaced all garage door hardware - 2023
- Installed new Chamberlain .75HP Garage door opener, WiFi Compatible, remote opening with battery backup - Nov. 2023
- **Small Freezer Included**

INTERIOR:

- New Paint - 2023
- New Mahogany Staircase -2023
- Wood Floors throughout downstairs
- Large 10 x 12 Office with French Doors
- Security System & WiFi Thermostats

KITCHEN:

- Updated Appliances
- 42" Cherry Wood Cabinets

EXTERIOR:

- New Paint - 2023
- New Landscape - Dec. 2023
- New Outdoor Fountain - Dec. 2023
- Seals Replaced in All Storm Windows - Nov. 2023
- New Cedar Fence & Gate - Replaced 2022
- Widened Driveways Installed - 2018
- Landscape Lighting
- Soffit Christmas Lighting Plugs
- New Landscape - Dec. 2023
- 33,000 Sparkling Pool with Beach Entry
- Rock Grotto with Pool Slide & waterfall
- Fire Pit alongside Pool Deck
- Extended Patio with Outdoor Kitchen
- Beverage Cooler and Outdoor Sink
- Chaise Lounges, Bar Stools and Bar Table Included
- Kool Deck refinished in 2023
- Aluminum Fence and New Cedar Fence - 2021
- New Pools pumps - 2024
- New AI Pool Robot Cleaner - Dec. 2023
- 6' x 12" Outdoor Shed
- Large Sun Deck with Umbrella Stands
- Large Mature Palm Trees (Survived all Freezes)
- French Drains throughout

THINGS I LOVE ABOUT MY HOME:

- Overlooks beautiful community lake
- Rear Gate Access to Lake
- Porch Swing for Two
- Beautiful Sunsets - Almost Everyday
- Located on Quiet Culdesac , walking distance to Gilmore Elementary School
- Walking Distance to New Shopping & Restaurants
- Use of Neighborhood Pool, Fitness Center and Club House
- Enjoy Fishing in Community Lake
- Walking and Biking Trails
- Private Golf Course and Clubhouse
(Membership Required)
- 30-minutes from Downtown Houston or the Beaches of Galveston Island
- 15-minutes to NASA
- 10-minutes to shopping and dining at Baybrook and Clear Lake Attractions.