

# 2319 COLONIAL RIDGE FRIENDSWOOD, TX

In the seller's words what they love about this house...



## FAVORITE FEATURES

- Renovated interior - LOVE the slide out spice rack in kitchen
- Large backyard shade tree in quiet neighborhood
- Large windows for bright interior
- Outdoor patio area
- Conveniently located to shopping

## GREAT LOCATION

- Walking distance to local elementary
- Access to the highway and major shopping centers is very convenient.
- Neighborhood playground, pool and courts nearby - you could even walk
- Great neighbors and neighborhood. Located near end of street

## UPDATES AND UPGRADES

- Remodeled kitchen with ceiling height cabinets, soft close drawers, pull out spice rack - wonderful island
- Updated LG stainless appliances and new dishwasher
- Roof two years old, exterior paint and soffits
- Updated bathrooms and granite counters
- Extra attic insulation
- Luxury vinyl flooring in living spaces

## AT A GLANCE

- 3 Bedroom 2 bath
- 1639 square footage
- Lot 6300 sq ft
- year built 1979

*Our homes best feature is the large open living-dining-kitchen space. It makes everyone feel connected - even in different rooms*

