

3811 Nueces Improvements and Features

2016 Per previous seller:

House taken down to the studs and all exterior and interior walls redone.

New Impact/Storm Windows

New Roof

New Kitchen/Kitchen Appliances

New Bathrooms

New PEX Plumbing

2017 Per previous seller:

New Pool & Hot Tub

Motorized Gate

2021

New HVAC

2022

New Rheem ProE40 Hot Water Heater & Drain Pan

New Legacy Lift Cargo Lift with All Safety (STOP) Features.

New Shower Enclosure in Master Bath

New Motherboard on Pool Heater, new check valve and booster pump on Pool Equipment.

Pool sealant removal and installation.

New Kenmore Washer & Dryer

New William-Sonoma Woven Sea Grass King Size Bed and New Mattress (Used Once).

New Leather sectional and 2 Rocker Recliners.

New Pottery Barn White and Gold Nightstands.

New Woven Patio Furniture and Pollywood Patio Furniture.

Custom Hand Painted Mural in Summer Kitchen

2023

New Flat Screen Televisions in Living Room.

New Flat Screen Television Downstairs Patio and Protective Weatherproof Box.

New Custom Window coverings in Bedrooms. Blackout shades in Master and Guest Room 1.

New Custom Bedding accents/pillow that match window coverings in Master and Guest Room 1 (Excludes White Blankets and Pillows.)

New Custom Window Treatments in Kitchen and Living Area, Including 2 Custom Table Runners and 4 Place Settings.

New Blue and White Accent Rug in Living Area.

New Pottery Barn Rope Accent Mirror in Guest Room 1.

Items that convey with home:

All furniture.

All decor (Exclusions listed below).

All TVs.

All Kitchen dishes, flatware, appliances, etc.

All Bed and Bath Linens.

Refrigerator and Microwave in Garage.

All Patio Furniture

Featured Items:

Two Lots.

Sewer Drain and Electrical Hook Up for RV

Beautifully Landscaped w/palm trees, Knock-Out Roses, Drift Roses, Bird of Paradise - WON
BEST YARD APRIL 2024

Irrigation and up lights.

Fully fenced. Black Mesh Fence can be easily removed. (Installed by Pool Guard Texas
281-495-8800). White Fence Installed by Southern Fence (Maintenance by Others)

Fabulous Heated Pool and Spa with Rock Water Feature (Propane Tank Owned)

Outdoor Shower

Cargo Lift

Custom Roll Up Outdoor Polyurethane Windbreaker Walls - Great for Winter/Cooler
Temperatures (US Canvas & Awnings 713-270-6153)

Boat Lift and Green Lights (Provided by Underwater Green Lights 281-724-9914)

Kayak and Paddle Board

Sensi automated Thermostats with Remote Capabilities

Ring Doorbell Camera

Security Keypad Doorknobs in Summer Kitchen and Master Bedroom.

Downstairs Half Bath

Custom Artwork in Summer Kitchen

Additional Notes:

Original Windows screens are stored in garage

All house paperwork in Master Closet

Original Master Doorknob in Master Closet.

Exclusions:

Five Framed Watercolor Paintings in Living Room with Fish, Crab, Shrimp, etc.

White Blankets & Pillows On Master Bed and Guest Room 1.

Ring Camera in Kitchen.