

# *Selling* FEATURES

THE CHRISTY BUCK REAL ESTATE TEAM

*708 Pine Hollow Dr., Friendswood, TX 77546*

## Interior Features:

1st Floor - 5 Ton HVAC Condenser 2 Stage - 2019  
4 Ton Lennox 17 Seer 2 Stage Condenser & Coil - 2023  
Lennox - Furnace & Variable Speed Fan Motor - 2024  
Tankless Water Heater - Rinnai - 2023  
Attic Duct Work - 2023  
REME HALO - Whole Home In-Duct Air Purifier  
Escobee Smart Thermostats - 2023  
Freshly Painted: Entrance, Upstairs, Half Bath, & Kitchen  
Wrought Iron Spindle Balusters Staircase  
Hardwood Flooring: Primary Bedroom & Dining Room  
Formal Living Room W/Built-In Shelves & Cabinets  
Hidden Room Behind Bookshelf Door W/Built-Ins  
Laundry Room W/Built-Ins, Folding Counter, & Sink.  
Gaslog - Brick Fireplace W/Decorative Mantel  
Living Room W/Wainscoting  
Office/Study W/Double French Doors  
Formal Dining Room W/Hardwood Flooring  
Opened Dining Room Wall - 2024  
Upgraded Interior Hardware - 2024

ALL INFORMATION HAS BEEN PROVIDED BY SELLERS TO THE BEST OF THEIR KNOWLEDGE

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## Interior Features Cont.

Chef's Kitchen Features: Granite Countertops, Dual Ovens,  
Stone Backsplash, & Walk-In Pantry.

Kitchen Island W/Bar Seating

Built-In Desk Nook Off Of Kitchen

Breakfast Nook

Mudroom Area W/Built-In Bench & Storage

Primary Bedroom Feature: Walk-In Closet W/Built-In Drawers

Primary Ensuite Bath Features: Dual Sinks,  
Vanity Area, Walk-In Oversized Tiled Shower,  
& Soak In Tub With Jets

2 Secondary Bedrooms Have Built-Ins & Extra Space

## Exterior Features:

4,458 sqft. Home Sitting On Almost An Acre!!

3+ Car Garage - Sherwin Williams Tile Clad Epoxy - 2023

Gutters - Front & Back Of Home

Fence - Left Back Section - 2024

Pool/Spa

Lush Landscaping W/Mature Trees.

Transformed Garage Space Into Gym With A/C - 2022

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