



## 18219 Barbuda Lane – Nassau Bay

### Nassau Bay Subdivision

Nassau Bay, located near the NASA's Johnson Space Center, offers various local attractions such as Space Center Houston, Nassau Bay Wildlife, Kemah Boardwalk, San Jacinto Monument, Battleship Texas and more. For boaters and outdoor enthusiast, Clear Lake, the third-largest boating center in the U.S., is also nearby. Nassau Bay is zoned to highly rated Clear Creek Independent School District and conveniently located close to I-45 for an easy commute to Houston or Galveston.

### Property Improvements & Updates

35-year ownership by seller

Not in a flood zone, low flood insurance is currently \$930 annually and policy is transferrable

June 2024 – New Roof installation, Tamko Heritage 30 year shingles. \$17,655

June 2024 – 3 New Velux Vented Skylights, manually open and close, Low-E3 Glass. \$1,917

July 2024 – New gutters. \$425

July 2024 – 8 New Double-Pane Windows. \$3,559

May 2022 – Allied Foundation Warranty

Remodeled home approximately 15 years ago including:

Raised ceiling height, expanded kitchen, replaced windows, added game room with backyard access, fresh paint

Kitchen remodel:

Custom cabinets with pull-out storage drawers

GE Monogram side-by-side built-in refrigerator with overhead vents

6-burn Dacor gas range & griddle with 2 full size ovens and professional grade overhead vent hood

Beverage/Wine Cooler

Primary Bathroom remodel:

Custom cabinets

Oversized shower

Dual vanities with Granite countertops

Hidden, lockable cabinet storage for valuables

Guest Bathroom remodel:

Pex Plumbing, Flooring, Fixtures, Soaking Tub and Rain Showerhead with antique shower curtain frame

Backyard:

~40-ft covered Pergola, professional landscaping with paver stones & 3 sails for additional shade

Professionally installed 5000-gal Koi Pond with bridge, waterfall & 20-30 koi fish, easy maintenance

Outdoor cooking space with sink, mini-frig and hi/lo serving bar

Sewer Lines - accessible outside of the home, none run under the house

30-amp outlet for small RV hookup, sewer connection to RV hook up

Gas connection on patio outside kitchen door for outdoor grill

Full Sprinkler System with auto shut-off during rain

Surround Sound Speakers in living room and game room

Secure doggie door in living room leads to backyard

Recently deep clean and complete front and back yard cleanup