

## Features and Updates/Upgrades

3010 Bay Bend Ln

- ❖ HVAC replaced with UV Filters-2023
- ❖ NEW Windows-2024
- ❖ New flooring throughout-2024
- ❖ Rain Barrels
- ❖ Never Flooded
- ❖ No MUD tax
- ❖ Spacious backyard -can accommodate a pool
- ❖ Great location within minutes to several Restaurants and Shopping
- ❖ Easy Freeway access
- ❖ Split Floor Plan
- ❖ Fresh Paint
- ❖ Well maintained and Ready for a new owner!