

## Outstanding House Features

Home Interior Features	Home Exterior Features
\$19,000 in additional upgrades when we built the house, single owner	Sprinkler system
\$12,000 Generac full house generator	Covered back yard porch (10' x 20')
2 primary bedrooms	New roof (Dec 22, 2020)
New carpet in living room, halls, primary bed and bath areas (2019)	Recently trimmed all trees (2024)
	New fence (2023)
Avanza kitchen countertops	Gates on both sides of house
Extra-large kitchen and family room combination	Electrical outlets for 3 backyard fountains
Room Darkening Curtains in 2 bedrooms	Manicured backyard with raised flower beds and stone paths
2-room Dual-System Speakers	French drains on both sides of the yard to help with drainage
Filtered water in kitchen	
Large full-roof attic, including a ¾" plywood floor (approx. 10' x 20')	Leaf Guard on east side of house
TX Shield in attic to give superior insulation	Rain Catching Barrels w/drip hoses along house foundation
Extra sturdy metal attic ladder, with additional air-flow sealer	Community Features
Refinished front door (2024)	Great neighborhood, almost no traffic in our circle
Sink and cabinets in laundry room	
Enlarged, solid marble shower	Easy access to I45, restaurants, Target, Walgreens, Walmart, HEB, Kroger, etc.
Electrical outlets in family room floor	
Workbench in garage	10 miles to NASA Space center
Fireplace and chimney cleaned 2024	20 miles to Galveston beaches
Extra-large entry with combined open front room and dining room	30 miles to downtown Houston music, theaters, arts and museums
Exchangeable 2-burner or Grill Plate on ½ of stove	League City Services for everything but mail and schools
High Ceilings throughout	League City has great parks and services
Lots of closet space	Low HOA
Wide front and garage doorways	No MUD tax