



KIMBERLY HARDING

GROUP

RE/MAX[®]
Synergy

1306 Carefree Drive, League City, Texas

Rustic Oaks Subdivision

Rustic Oaks is a deed-restricted community in League City, Texas, of just over 500 homes. The neighborhood is clustered around numerous parks and green spaces, and offers a swimming pool and playgrounds. Situated about 2- miles west of I-45, an easy commute to Houston and Galveston. Its central location provides easy access to major attractions and employment hubs in the Houston Bay Area including the Kemah Boardwalk, Space Center Houston, NASA/JSC, and major medical facilities such as Methodist hospital, MD Anderson and Memorial Hospital.

Property Improvements & Updates

- 2018 new roof with 8” gutters
- 2021 pex plumbing
- 2021 Kitchen Remodel:
 - Soft closing cabinets
 - Quartz countertops
 - Farmhouse sink with Upscale faucet in kitchen
 - Honeycomb tile backsplash
 - Large island & recessed canned lighting
- 2021 New Luxury vinyl plank flooring
- 2021 New lighting fixtures & fans throughout
- 2023 Extended front porch with new cedar posts & concrete
- 2021 Blown-in green fiber insulation in attic
- 2020 New black stainless-steel appliances with 5-burner gas range
- New fence
- Fresh paint throughout home
- Solar screens on primary bedroom window
- 2 showers in primary bedroom
- Crown molding in dining room
- Chair railing in bedroom
- 2” blinds throughout
- Tray ceiling in living room