

## **UPDATES & FEATURES – 19258 ANGARA CT, PORTER 77365**

**2x40 GALLON WATER HEATERS IN 2022**

**HVAC REPLACED IN 2023**

**NEW FAUCETS & SHOWER HEADS IN BATHROOMS REPLACED IN 2024**

**CUSTOM HOME WITH 4/5 BEDROOMS, 4 FULL & 2 HALF BATHROOMS**

**SITS ON 2.82 ACRES WITH FRUIT TREE AND LUSH LANDSCAPING**

**BACKYARD OASIS – HEATED POOL W/WATERFALL & SPA**

**2 COVERED PATIOS & BAR AREA**

**2 CAR GARAGE PLUS MASSIVE WORKSHOP WITH ½ BATHRM**

**WINE FRIDGE, TREE HOUSE W/ZIPLINE & DOG KENNEL INCLUDED**

**GRANITE & MARBLE COUNTERTOPS IN KITCHEN & BATHROOMS**

**MAJESTIC LIVING/FAMILY ROOM W/WALL OF WINDOWS AND FLOOR TO**

**CEILING FIREPLACE – OPEN CONCEPT TO KITCHEN & BREAKFAST ROOM**

**FORMAL FOYER WITH TILE INLAYED FLOORING & FORMAL DINING ROOM**

**PRIMARY RETREAT W/FIREPLACE, DOORS TO PATIO, LARGE WALK-IN**

**CLOSET AND SPA LIKE BATHROOM W/MARBLE C/TOPS, 2 SINKS, VANITY.**

**HUGE WALK-IN SEAMLESS GLASS SHOWER WITH 2 BENCHES &**

**SPACIOUS JETTED TUB**

**ADDITIONAL 3 BEDROOMS, 2 FULL BATHROOMS & GAMEROOM UPSTAIRS**

**OFFICE CAN BE 5<sup>TH</sup> BEDROOM**

**PRIVATE CUL-DE-SAC LOCATION**

**LOW TAX RATE!!**