

18809 Egret Bay Blvd., Unit 112
Home Renovations, Features, and Amenities
2 Bedroom, 2 Full Bathroom, 1280 sq. ft.

Middle Unit on the 2nd Floor with Waterfront Views

Two (2) Large Access Triple Pane Hurricane Balcony Doors (2020)

Premium Vinyl Plank Flooring

Two (2) – Beautiful Wood Burning Fireplaces that include 20” Revillusion Electric Insert Log Sets that are not attached and easy to pull out; One located in the Family Room with a Mantle and One in the Primary Bedroom

Recent Renovations Include:

- All Windows with Double Pane Glass
- Complete Kitchen
 - Quartz Countertops
 - Quartz Countertop Breakfast Bar
 - Stainless Steel Appliances, Whirlpool Refrigerator Purchased (2019)
 - Built-in Wine Rack above Refrigerator
 - Luxury Beveled Glass Subway Tile Backsplash
 - Soft-Close Cabinetry that Adds Functionality and Modern Style
 - Utility Room with Ample Space for Side-by-Side or Stackable Washer and Dryer
- Complete Bathrooms
 - Primary Bathroom with Quartz Countertops, Porcelain Tile, Pebble Stone in the Shower, Dual Head with Separate Controls Shower System, and Double Vanities
 - Guest Bathroom with Quartz Countertops, Porcelain Tile, and Pebble Stone in the Shower
- Baseboards
- Interior Doors
- Moulding
- Recessed LED Lighting
- Ceiling Fans
- Amazon Digital Program Thermostat



Spacious Primary Bedroom Suite with Cozy Romantic Wood Burning Fireplace and Ample Space
Primary Walk-in Closet with Chandelier and Motion Sensor Lighting

Secondary Bedroom with Direct Access to the Balcony with Waterfront Views, Walk-in Closet, and is also Adjacent to the Guest Bathroom

Two (2) Large Storage Units; One Located on the Balcony and One Under Covered Carport Parking
Near Assigned Parking

Home Renovations, Features, and Amenities Continued:

Building Property, Flood, Liability and Windstorm Insurance

Two (2) Assigned Covered Parking Spots Under Building

Additional Parking for Guests

Boat Slip included in HOA Fee

Boardwalk and Pier overlooking the Lake

Small Condo Community (only 3 Buildings)

Newly Surfaced Tennis / Pickle Ball Court (2023)

Back Green Space and Picnic Areas

Swimming Pool and Area to Layout and Soak in the Sun

Automatic Gate and Intercom System for Added Privacy and Controlled Access

Community Elevators

Trash Removal and Ground Maintenance

Water and Sewer

Close Proximity, BUT NOT Limited to:

- ✓ NASA Johnson Space Center
- ✓ Kemah Boardwalk
- ✓ Marinas
- ✓ Yacht Club Marina
- ✓ Lago Mar Public Access Crystal Lagoon
- ✓ Parks
- ✓ Market Place
- ✓ HEB, Randal's
- ✓ Costco
- ✓ Restaurants
- ✓ Fine Dining
- ✓ Shopping Outlet
- ✓ Baybrook Mall
- ✓ Hobby Airport
- ✓ Houston Downtown
- ✓ Houston Methodist Clear Lake Hospital
- ✓ Entertainment (Movie Theatre, Bowling, Top Golf, Museums, Painting)
- ✓and much more!

