

3230 Blue Bonnet Dr - Texas City, TX 77591

1 story, 3 bedroom, 2 bathroom, 2 car attached garage on Large Corner Lot (0.221 Acres)

Square footage listed as low as 1650 to 1754 (higher value based on 2012 independent appraisal for loan refinance).

Original owner built in 2008. Secured corner lot to move home over 12 feet on lot to allow 12 foot gate for boat, pop-up camper, or extra vehicle storage in backyard. 12 foot gate not included when fence was replaced in 2021. 25 foot limestone pad beneath grass behind fence.

Includes Alarm, 2 cameras, with magnetic sensors on all windows and doors (not active, needs subscription)

Includes Garage Door Opener installed 2009 with key code panel and two remotes

All LED lighting throughout home. Ceiling fans in all living areas

New Microwave installed in October 2024

New Garbage Disposal installed in October 2024

New Garage Side door installed in October 2024

New LVT Wood Flooring installed in October 2024

New Interior Paint October 2024 (SW Kilam Beige)

New Exterior Paint October 2024 (SW Bungalow Beige)

New Cherry/Maroon Cabinet Stain October 2024

New Oven/range installed in 2022

New roof installed in June 2023 - Architectural 30 year Windstorm Certified Room

New Rheem 14 Seer AC Coil and Compressor installed in June 2023

New AO Smith Commercial Grade Water heater installed in 2022

New Backyard Privacy Fence installed in 2021

Pre Drywall pics of all wiring and plumbing available

Features PEX water lines throughout house with Manabloc control manifold system

Features Hometeam Pest Defense In wall Pesticide treatment system

Features Techshield radiant barrier attic Decking

Features Double Payne insulated Windows

Features 4 sided brick with No Wood, No Rot James Hardie siding in all other areas.

Features Cat5e and Coax cabling throughout home with central access wiring bay in closet