

Updates and Upgrades

4517 Canyon Crest League City, Texas 77573



This beautiful home offers peace of mind as several key components have been recently replaced by the seller. These improvements enhance comfort and reliability, allowing you to enjoy your new home worry free.

Replaced Roof 3 years old

Replaced 2 AC Units (both inside and outside) 1 ½ years old

Upgraded to a Tankless Hot Water Heater 1 ½ years old

Main Drain Line Replacement 1 year old

Remodeled Primary Bathroom 1 ½ years old

With the last contract, the seller completed the following repairs:

AC & Furnace service 2/6/2026

Window pane replaced 2/4/2026

Corner pops repaired 2/9/2026

Remove dirt around home to see 6" of the foundation 2/7/2026

Cut back foliage and remove small plants too close to home 2/7/2026

An area of wood rot (edge piece replaced and painted) 2/9/2026

2 window sills in game room repaired and painted 2/9/2026

****There is a cracked pipe within the sewer line and the City of League City will repair the pipe and pour the concrete. Washer/dryer & refrigerator convey with home.**