

# FEATURE SHEET

7719 Tejas Lakes Trail  
Needville, Texas 77461

- **Inviting living room anchored by a statement fireplace with elegant Austin stone surround.**
- **Dedicated home office featuring a custom built-in bookcase — perfect for remote work or a private library.**
- **Thoughtfully designed laundry room with utility sink for added function and convenience.**
- **Walk-in, fully floored attic with private access door, ideal for organized storage.**
- **Tankless water heater installed in 2021 for endless hot water and improved efficiency.**
- **Brand new roof (2024), providing peace of mind and long-term value.**
- **Plush, newly installed upstairs carpet (November 2025) for a fresh, move-in-ready feel.**
- **Level, professionally improved driveway (2024), complete with a transferable warranty.**
- **Granite countertops throughout the kitchen for a timeless, upscale finish.**