



KIMBERLY HARDING GROUP

3913 Summer Manor Drive, League City, Texas, 77573

Whispering Lakes Ranch

Whispering Lakes Ranch is a gated community boasting 62-acres of lakes, walking trails, park and community swimming pool. Homes are situated on oversized 1+ acre lots and zoned to Clear Creek ISD. Its central location provides easy access to major attractions and employment hubs in the Houston Bay Area including the Kemah Boardwalk, Space Center Houston, NASA/JSC, and major medical facilities such as Methodist hospital, MD Anderson and Memorial Hospital.

Trendmaker Built Home

Property features 3,759 square feet with 5 bedrooms, 4 full bathrooms, 2 half bathrooms, home-office, formal dining room, family room, kitchen, breakfast, & game room. The luxurious primary suite is conveniently located on the first floor with **sitting area** and **fireplace**. The stunningly **updated primary bathroom** includes a large soaking tub with a walk-in shower featuring stylish honeycomb tile accent and double showerheads, and huge walk-in closet with built-in drawers and **built-in safe**.

Outdoor Living

Extended driveway with oversized 3-car garage including a half-bathroom, workshop area and additional gated cement parking. Sprawling 1.067-acre lot features a 53'x 47' patio with **outdoor kitchen with 10' granite bar, outdoor speakers, 2 ceilings fans** and a **6' firepit**.

Property Features

Ceramic “wood-look” tile flooring throughout 1st floor
Plantation shutters
Home-office with French Doors
Updated half bathroom
Crown molding
Updated fireplace & accent wall
Built-in entertainment w/ media ventilation system
Surround Sound wiring throughout
Formal dining w/ updated fixture & accent lighting
Kitchen w/ island, walk-in pantry & spice racks
Built-in oven, gas range & elevated dishwasher
Granite counters, tile backsplash & hi/lo breakfast bar
Primary bedroom w/ sitting area & fireplace
Updated primary bathroom w/ Quartz countertops
Updated soaking tub, shower, faucets & fixtures
New carpet throughout upstairs
Homework station & game room upstairs
Quartz countertops in all bathrooms upstairs
Renovated shower in upstairs bathroom

Improvements & Updates

2023 4 Ton Evaporative box coil, 12/5/1-yr warranty
2023 3 Ton Furnace, 12/5/1-yr warranty
2023 \$20k HVAC work by Weeks AC
2023 Duct work, Plenum, drain pan, float switch
2025 \$6k Gold Package attic insulation by ProAttic
2025 \$6k New carpet & padding
2024 \$20k Total Demolition & Restoration upstairs
2023 \$10k wood-plank tile installed downstairs
2025 \$11k Dehumidifier & duct work, by Weeks AC
2020 \$2,600 Plenum, coils, evap coils, by Weeks AC
2021 \$17k Primary shower, tub, floors, countertops
2023 Renovated Primary soaking tub, countertops,
2025 Primary bathroom mirrors / 2022 Primar
2021 \$5k Outdoor kitchen 2 frig's, 3 storage cabinets
2021 \$5k Evo gas grill and griddle
2021 \$53k Outdoor back patio extension & project
2021 \$1,200 Landscape projects
2021 \$27k New roof with Wpi-8
2025 \$8k Upstairs bathrooms renovation
2025 \$12k Upstairs sheetrock renovation