

# List of Upgrades & Special Features

10235 Shipmans Landing Dr, Missouri City, TX 77459-6609

- Roof replaced: 2 years ago
- A/C replaced: 5 year ago
- Fence replaced
- New gutters
- Plantation wood shutters
- Beautiful wood floors in formal spaces
- Large tile flooring
- Updated walk in primary shower
- Large stamped concrete back patio with pergola
- Stainless kitchen appliances
- Foundation - Lifetime Transferable Warranty
- Subtle paint color throughout
- Three car garage with work bench
- Front door with leaded glass accent panels
- Transom windows
- Formal dining room
- Formal living room - Flex Space
- Large primary suite
  - Huge walk-in closet
  - His & hers Sinks - long counter with vanity
  - Jacuzzi tub & separate shower
- Cul-de-sac street and alley in the back - low traffic - kids love to play here!
- Low Tax Rate 2.28%
- Zoned to excellent FBISD Schools
  - Scanlan Oaks Elementary School
  - Thornton Middle School
  - Ridge Point High School



**BURTON REAL ESTATE GROUP**



281-881-0460