



## IMPROVEMENTS & FEATURES

2210 Ninos Drive · League City, TX

### EXTERIOR

~1,200 SF Covered Patio — Cathedral Ceilings, stained wood-plank ceiling, recessed LED lighting, ceiling fans, speakers, outlets & gas connection

Fully Fenced & Gated Patio Space with multiple access points & Astro-Turf Area

Soffit / Eave LED Lighting across full front elevation & 3-car garage / porte-cochère

Hunter Hydrowise Wi-Fi smart Irrigation Front & Back

~1,300 SF 6-car Garage — Half Epoxy-Coated; Ample build-to-need space

Solid Iron 6-panel Front Door — Rainfall Privacy Glass & Two Side-Lites

Extended Privacy Fence enclosing HVAC unit

Landscaped Front Beds With Irrigation

Full Perimeter Gutters

### INTERIOR

Upgraded Luxury Vinyl Plank Flooring Throughout (except bathrooms)

Custom UV-reducing Privacy Window Shades along front of home

Custom Painted Tray Ceiling in foyer, accented to formal dining

Custom Painted Board-and-Batten Accent Wall — Primary Bedroom

New Primary Shower Enclosure

Floor-to-Ceiling Limestone Fireplace



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