

CHAMPIONS GOLF CLUB FRONTAGE
JACKRABBIT COURSE HOLE #4 / PAR 3
(Land Area: 13,356 SF, Total Living Area: 3,351 SF)
Champions South
6002 Coral Ridge Road
Houston, Texas 77969

ABOUT THIS ONE STORY HOME

Circle drive plus driveway to 3 car garage with parking for 10 vehicles easy
Mahogany Front Entry Doors with Beveled Glass & beveled glass side lights
Large Open Foyer
3 Bedrooms - 3 Baths (Totally Updated)
Study: Stained Walnut cabinetry, granite counter tops
Mannington Wood Flooring
Large Formal Dining Room
Open Bar with plenty of Storage & Under Counter
18" Kitchenaide Ice Machine, walnut cabinetry & unique storage
Den: w Walnut Mantle & Entertainment Center
Totally Updated Kitchen w large Breakfast Bar w Breakfast Room
Lots of Storage everywhere
Large Utility Room - Space for extra side by side Refrigerator
Plantation Shutters Throughout
Updated Windows Throughout
Separate closets in master w built - in chests & shoe racks
3 car garage with built-in cabinets and storage closet
Whole House 24 kW Generac Generator
Brinks Security system windows & doors
Irrigation system
Camera - voice Ring Door Bell front entry
Copper re- pipe
3 year old 50 gallon hot water heater with auxiliary re circulating pump
additional storage decking garage attic
Hard Plank exterior storage for garden tools
whole house surge protector
updated GE breaker box, breakers, decor outlets and covers
Can lighting is all converted to LED
all landscaping updated
New crown and base molding throughout house
Metal standing seam roof
Exterior paint wood and brick Sherwin Williams Super Paint
Interior wall and ceiling paint, Sherwin Williams Super Paint
Interior base boards, crown molding, doors and trim Sherwin Williams Emerald
We bought this house from the original owner 5 years ago.
YOU WILL HAVE GREAT NEIGHBORS!
Last but not least a \$1,000,000.00 view from your back porch.