

A Note From the Seller at 2261 Riverside Drive

Thank you for your interest in our home! Below is some helpful information that we wanted you to have available. If you need any further information, do not hesitate to ask!

Upgrades & Updates:

Kitchen

- Quartz countertops
- Full tile backsplash
- Floating shelving
- Brand new oven + convection microwave
- Brand new, sleek, flat surface range and vent hood
- Built-in spice racks on either side of range
- Top-of-the-line appliances
- Ultra-quiet Midea dishwasher (highly rated)
- Pull out drawers, trash bin and cabinets all soft close
- One whole wall of counter space and drawers underneath are great for serving!
- Huge walk in pantry
- Overlooks waterfront & blooming side yard

Living Areas

- Thoughtfully designed one-story floor plan
- Handmade maple mantle over gas log fireplace surrounded by handmade custom book shelves
- Wall of built in mid level cabinets and counter
- Custom, on site-built cabinetry & built-ins throughout whole home
- Recessed lighting throughout living areas
- Pocket doors in convenient places throughout home
- Abundant natural light with water & floral/foilage views
- Picturesque windows throughout
- Top level tile flooring throughout - no carpet

Primary Suite

- Gorgeous space with natural light
- Walk in closet with dual built-ins
- Spa-like bathroom with dual quartz vanity & tons of storage
- New toilet and Bidet
- Oversized walk-in shower is handicap accessible - no lip or ledge
- Full wall of built-in cabinets - so much storage!

Bedrooms

- All bedroom doorways handicap accessible
- Remote-controlled ceiling fans in each bedroom
- All bedrooms have great closet space with built-ins
- All bedrooms are a great size with lots of natural light and beautiful natureescape views

Bathrooms

- All new plumbing fixtures throughout
- All new quartz vanity tops and custom storage
- Modern finishes and upgrades
- Linen closet in hall bath

Interior Features & Systems

- Fully rebuilt/remodeled from the studs
- All new plumbing and fixtures including whole-home PEX plumbing
- Automatic light switches with built-in dimmers on most
- High-efficiency HVAC (approx. 4–6 years old, believed to be Trane)
- All doorways handicap accessible

Laundry / Utility

- Laundry room with half bath
- Conveniently located between garage and kitchen
- Room for additional refrigerator or freezer
- Tons of built ins including folding counter

Storage & Bonus Spaces

- Custom cedar closet which was original to home completely redone with all new material
- Oversized garage with workshop area
- Additional storage closet in garage
- Secret attic workshop space (you know you have always wanted this!)

Exterior

- PREMIUM waterfront lot backing to bayou
- Great curb appeal with circle driveway
- Extended covered back patio overlooking your incredible backyard
- Builder added concrete walkways around entire home versus gutters which need replacing

Landscape & Setting

- Lush, mature landscaping with Texas native plants
- Mature oaks with Spanish Moss
- Magnolia trees
- Crepe myrtles
- Fox Goldenrod
- Purple iris lining the bayou
- Secret Garden spaces on both sides of home
- Small table and bench chair set up in yard
- Frequent wildlife including whistling ducks & migratory birds

Additional Information to Note

- Designed by original owner (Houston hotelier) for easy living
- Only two families have lived in this home
- Recent roof (per seller)
- Better-than-new, one-of-a-kind home
- Excellent schools & convenient location in Columbia Lakes
- Columbia Lakes is a manned gate community
- 9 hole golf course
- Neighborhood park and pool
- Tons of community events year round including golf cart holiday parades & even a new fishing club!

What we enjoy most about this home and area are...

For thirty years our family has gathered and enjoyed this home. So many conversations gathered around the fire bowl on the back porch, as we watched the sunsets. Huge family meals, presented buffet style, on the long banquet in the great room. Dad's fishing poles by the back porch french doors, a few steps to the water's edge to throw in a line, to catch bass, perch, carp. We loved mom's gardens...Most years, more figs than you can gather in the backyard. The birdwatching is wonderful from inside and outside the house. We've seen so many waterfowl: whistling ducks, white cranes, great blue herons, giant roseate spoonbills, anhingas (snake birds,) and so many more. We have enjoyed bringing the house back to life and spared no thought to make it special once more! We hope the next family to own this house enjoys all these rare, rich natural wonders.

~The Day Family