

1511 Waterside Drive, League City, Texas

Interior & Technology Upgrades

- Sonos surround sound system (2024)
- Mounted TVs
- Electric shades (primary suite, living room, upstairs game room)
- App-controlled smart home system (security cameras, HVAC, pool equipment, Sonos)
- Ring video doorbell
- Integrated LED-lit mirrors in primary bathroom
- Updated lighting fixtures throughout
- Exterior security camera system (2024)

Renovations & Improvements

- Downstairs fully renovated (2018)
- Pool area renovated (2018)
- Exterior updates (2018)
- Upstairs updated (2024)
- Bathrooms updated (2024)
- New roof (2025)
- Exterior painted with waterproof 15-year paint (2024)
- Stamped concrete driveway & walkway (2025)
- HVAC systems replaced (2018)
- Transferable HVAC warranty through June 2028
- Mitsubishi climate control unit in garage (2023)
- Epoxy garage flooring (2023)
- Vehicle lift system (2-car vertical storage)

Outdoor Living & Luxury Features

- Resort-style pool & spa
- Modern water features
- Three gas fire pits
- Outdoor kitchen with:
 - Built-in grill (natural gas)
 - Refrigerator
 - Sink
- Natural gas connections for grill & fire features
- All outdoor patio furniture

Waterfront / Lifestyle Upgrades

- Ownership of a 25-foot private boat slip