

# 3 DOMINION CT.

Features & Amenities



Tara Harrison  
Tarah.realstate@gmail.com  
832-403-0059



<b>Bedrooms</b>	5
<b>Baths</b>	4 and 1 half
<b>Square Feet</b>	5,465 GCAD
<b>Lot Size</b>	13,511 GCAD
<b>Year Built</b>	2014
<b>Garage</b>	3 Attached
<b>Neighborhood</b>	The Dominion at Friendswood Lakes

## OVERALL

- Located in private enclave in The Dominion at Friendswood Lakes
- Whole home generator (2023) with warranty until 2028
- 3 Car garage with 100 amp EV charging outlet
- Double Crown molding in every room except the extra room/gym
- Resort-style backyard, Pool/spa added 2024
- Outdoor kitchen/covered Patio imagined 2024
- Dimmable lights in every room
- Smart home controlled by voice or electronically
- Alarm security system supported by xfinity
- Custom media room imagined 2022
- New Trane AC units (2) 2024
  - 16.2 SEER2
  - 5-ton units
  - two-stage Climatuff scroll compressor (for consistent temp. & better humidity)
- Automated sprinkler system
- Zoned to highly desirable Friendswood ISD schools and Montessori school

## FRONT EXTERIOR

- Stucco exterior
- Automatic sprinkler system
- Ring Camera (included)
- Eave lighting
- Jellyfish Lights
- Circle driveway
- Oversized black iron and glass double doors
- Professional landscaping

## BACK EXTERIOR

- Turfed lawn
- Pool (August 2024), chlorine, heater, waterfall feature on stacked stone wall with lighting
- Spa, heater, jets and lights
- Covered patio with bead board and tray ceiling in the hue of light blue, raised patio bar, gas fireplace
- Outdoor kitchen, stainless steel refrigerator, sink, grill/smoker/sear and extra space for wine fridge/etc.
- Jellyfish lights
- Sound system
- 2 tvs (excluded from sale)
- 3 fans

# 3 DOMINION CT

Features & Amenities



*Tara Harrison*  
*Tarah.realestate@gmail.com*  
832-403-0059

## OFFICE/STUDY

- Wood flooring
- Arched window with custom plantation shutters
- Walk-in closet
- Recessed dimmable can lighting

## FORMAL DINING ROOM

- Coffered ceilings
- Wood flooring
- Dimmable Designer Chandelier
- Accent wall
- Recessed dimmable can lighting

## MEDIA ROOM

- Sleek modern aesthetic
- Carpet flooring
- Coved lighting on ceiling and walls
- Projector, Screen, Speakers (excluded from sale)
- Stadium-style seating

## VERSATILE/GYM ROOM

- Tile flooring
- Wall mounted bed (included w/sale)
- Recessed dimmable can lighting
- Interior door to attic storage

## GAME ROOM

- Wood flooring
- Recessed dimmable can lighting
- Double crown molding
- Window w/plantation shutters

## FAMILY ROOM

- 20 ft. Ceilings with custom wooden beams
- Open floor plan to kitchen and breakfast area
- Gas log fireplace with full height stone and mantle
- Wood flooring
- Floor to ceiling windows
- View to backyard pool/spa oasis

## EXTRA FAMILY ROOM

- Wood flooring
- Tray ceiling with recessed can lighting
- Built-in desk
- Plantation Shutters
- Crown molding
- Dimmable lighting
- Door to half bath

## KITCHEN

- Chefs kitchen,
  - pot filler
  - chefs stove
  - Built in Refrigerator
  - ample counter space
  - Double oven
  - Sink on island
- Wood flooring
- Crown molding
- Custom hooded vent
- Custom Cabinetry
- Tons of storage space
- Under counter scotsman ice maker
- Custom wood design island
- Recessed dimmable can lighting
- Under cabinet lighting
- Glass display cabinet with lighting
- Wet bar with wine fridge
- Walk-in pantry

# 3 DOMINION CT

Features & Amenities



*Tara Harrison*  
*Tarah.realestate@gmail.com*  
832-403-0059

## PRIMARY BEDROOM

- Spacious room
- Wood flooring
- Recessed ceiling and dimmable can lighting
- Bow window with room for a relaxing sitting area

## ENSUITE FOR PRIMARY BED

- Double door entrance
- Spa-like retreat
- Recessed ceiling with dimmable can lights
- Marble countertops
- Custom design cabinets
- 3 separate mirrors under arch
- Tile flooring
- Marble deck jetted tub
- Fully tiled walk-in shower with glass window enclosure
- Connected to large walk-in closet with built in drawers, shelves and hanging space

## SECONDARY BEDROOM #1

- Spacious room
- Carpet flooring
- Ceiling fan
- Plantation shutters window treatment
- Crown molding
- Recessed can dimmable lighting
- Walk-in closet

## ENSUITE FOR SECONDARY BED #1

- Tile flooring
- Crown molding
- Granite counter top
- Custom cabinetry
- Showe/tub combo
- Plantation shutters window treatment

## SECONDARY BEDROOM #2

- Carpet flooring
- Ceiling fan
- Crown molding
- Plantation shutters window treatment
- Walk-in closet

## ENSUITE JACK AND JILL FOR SECONDARY BED #2&3

- Tile flooring
- Crown molding
- 3 Mirrors
- Vanity space
- Custom cabinetry
- Tub/shower combo
- Dual sinks
- Above toilet built-in storage

# 3 DOMINION CT

Features & Amenities



Tara Harrison  
Tarah.realestate@gmail.com  
832-403-0059

## SECONDARY BEDROOM #3

- Carpet flooring
- Ceiling fan
- Crown molding
- Plantation shutters window treatment
- Walk-in closet

## SECONDARY BEDROOM #4

- Carpet flooring
- Ceiling fan
- Window treatment plantation shutters
- Arched nook with built-in desk
- Crown molding
- Walk-in closet

## ENSUITE FOR SECONDARY BEDROOM #4

- Tile flooring
- Split bathroom
- Granite counter
- Sink with plenty of vanity space
- Custom cabinetry
- Tub/shower combo
- Linen closet

## UTILITY

- Tile flooring
- Crown molding
- Custom Cabinetry
- Granite counter with sink
- Lots of storage space

## INCLUSIONS

- Wall mount bed in flex/gym room
- Kitchen refrigerator
- Ring (front door)
- Curtains in upstairs bedrooms

## EXCLUSIONS

- Washer & Dryer in utility room
- Refrigerator in garage
- Wall Alexa in kitchen
- Speakers, projector and projector screen in media room
- 2 TVs outside patio