

3 DOMINION CT.

Features & Amenities



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

OVERALL

- Custom Sterling home in private enclave at The Dominion in Friendswood Lakes
- Whole home generator (2023) with warranty until 2027
- 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
- Automated Sprinkler System
- Pool (August 2024), chlorine, heater, waterfall feature on stacked stone wall with lighting
- Spa, heater, bubble jets and lights
- Covered patio with bead board and tray ceiling in hue of light blue, recessed can lighting, raised patio bar, gas fireplace
- Outdoor kitchen, stainless steel refrigerator, sink, grill/smoker/sear, 2 drawers for storage and extra space for wine fridge/etc.
- Jellyfish lights
- Sound system
- 2 tvs (excluded from sale)
- 3 fans

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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
- Recessed lighting with option to dim for visual aesthetic
- 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

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PRIMARY BEDROOM

- Spacious room
- Wood flooring
- Recessed ceiling and dimmable can lighting
- Ceiling fan
- Bow window with room for a relaxing sitting area
- Ensuite spa-like bathroom

SECONDARY BEDROOM #1

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

SECONDARY BEDROOM #2

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

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, hanging space and desk

ENSUITE FOR SECONDARY BED #1

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

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

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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