

# Property Amenities & Upgrades

306 W. Castle Harbour  
Friendswood, TX 77546

## Interior Updates

- Full interior paint (walls, ceilings, trim, and bathroom cabinetry) – 2024
- Laminate wood flooring throughout (excluding kitchen & baths) – 2016
- Updated light fixtures and finishes throughout

## Kitchen Features

- Quartz countertops – 2025
- Subway tile backsplash & updated tile flooring – 2025
- Stainless steel appliances with vent hood and built-in microwave
- Frigidaire electric smooth-surface cooktop
- Pull-out drawers for pots and pans
- Updated fixtures

## Bathroom Upgrades (2024)

- Primary: Seamless glass walk-in shower, updated tile with niche, marble countertops, updated fixtures & flooring
- Secondary: Updated tub/shower tile with niche, updated flooring and fixtures

## Major Systems & Improvements

- Windows by Window World with lifetime transferable warranty
- Ruud A/C system – 2022
- Fully repiped with PEX – 2024 (lifetime warranty)
- ADT alarm system

## Exterior Features

- Exterior trim and garage repairs/replacement with fresh paint – 2025
- Pool decking redone – 2025 (reseal/touch-up warranty)
- Pool professionally serviced weekly