

Property Upgrade List

1707 Waterlily River Lane

League City, TX 77573

- Upgraded backyard drainage – 2022
 - Commercial-grade drainage system with 9x9 drain basins throughout the backyard and side yards, all connected to direct water flow to the front of the home and out to the curb beneath the sidewalk
- HVAC - Evap Coil replaced on upstairs unit -2025
- Artificial turf installed – 2022
 - Premium artificial turf installed in the backyard, offering low-maintenance durability, a realistic natural-grass appearance, and excellent performance in Houston's heat, heavy rain, and year-round outdoor use
 - 15-year Warranty
- Sprinkler system for front and side yard only (backyard disconnected when turf was installed)
- Soffit lighting in front and back with coloring changing ability
- Epoxy-coated garage floors with custom lighting and fresh paint – 2022
- All interior cabinets, doors, and trim painted
- Primary bedroom flooring replaced – 2023
- Bertazzoni 5 Burner Gas Range
- Pot Filler
- Ceiling fans added in secondary bedroom and game room
- Pool control panel replaced – 2025
- New large mature trees planted in front
- Landscape lighting in front
- Plantation shutters
- Updated cabinet hardware
- Primary bedroom closet with Elfa system
- Backyard Oasis
 - Mediterranean-style pool
 - Decorative elevated gas fire bowls positioned between the waterfalls, creating a stunning resort-style focal point with both fire and water features working together
 - Brand new Pentair IntelliCenter wireless controls
 - Custom lighting controlled by app on phone
 - Travertine decking and coping
 - Rapid Heat pool heater
 - Spa with waterfall feature
 - Polaris robotic skimmer and cleaners