

**1219 Merriewood
Friendswood, TX 77546**

Home: 2,669 SQFT

Lot: 16,275.00 SQFT

Custom Built in 1989



- 4 bedrooms, 3.5 bathrooms
- Detached 3-car garage with HardiePlank siding and utility sink
- Fully brick exterior
- Extensive additional foundation piers installed under both the home and garage
- Pre-wired electric for a future pool
- Exterior gas line ready for an outdoor kitchen
- Wood flooring throughout the upstairs
- Refrigerator included

Major Updates (October 2021 - June 2022):

- New composite shingle roof
- Two new A/C units and furnaces
- Energy-efficient windows
- Windstorm-certified garage doors with new openers for first two
- Attic access with pull-down ladder
- 50-gallon hot water heater
- Gutters installed in 2023
- New built-in microwave & dishwasher (2024)

Interior Upgrades:

- Granite countertops in kitchen and all bathrooms
- Modern cabinet hardware
- Updated sinks, toilets, and mirrors in all bathrooms
- Renovated primary bathroom tub and shower
- Updated light fixtures and ceiling fans throughout