

KEY *features*

1345 LAUREL LOOP



- GENERATOR-READY ELECTRICAL SETUP WITH INCLUDED DUROMAX XP13000HX DUAL-FUEL 13KW GENERATOR
- MOTORIZED ATTIC LIFT + SECOND ATTIC ACCESS + DECKED ATTIC STORAGE WALKWAYS
- OWNED WHOLE-HOME WATER SOFTENER (NOT LEASED)
- WHOLE-HOME DEHUMIDIFIER SYSTEM
- WATERFRONT HOMESITE ON NEARLY 1/3 ACRE IN HERITAGE COURT
- BUILT IN 2021 WITH A HIGHLY FUNCTIONAL SINGLE-STORY FLOOR PLAN
- 3 BEDROOMS + DEDICATED STUDY + FORMAL DINING ROOM
- SPACIOUS OPEN-CONCEPT LIVING WITH GAS-LOG FIREPLACE & COFFEE BAR
- OVERSIZED KITCHEN ISLAND WITH ABUNDANT CABINETS & PREP SPACE
- EXTENDED COVERED PATIO OVERLOOKING PEACEFUL WATER VIEWS
- 3-CAR ATTACHED GARAGE + 8X12 BACKYARD STORAGE SHED
- ROOF REPLACED APRIL 2024 BY MOSS ROOFING
- SPRINKLER SYSTEM WITH SEPARATE IRRIGATION METER & EXPANSION-READY VALVES FOR FUTURE LANDSCAPING

OTHER OWNERSHIP NOTES:

- LOW HOA DUES — ONLY \$390/YEAR
- TWIA WINDSTORM POLICY + PROGRESSIVE HOMEOWNERS POLICY
- SEPARATE SPRINKLER WATER METER HELPS REDUCE IRRIGATION COSTS
- WATER SOFTENER FILTERS TYPICALLY REPLACED EVERY 2-3 YEARS
- DIRECT ENERGY ELECTRIC SERVICE | CENTERPOINT GAS SERVICE