



## **167 LUCKY MANOR LN, LA PORTE, TX 77571**

### **Artesia Village Special Features**

Artesia Village, on the bay side of 146, in La Porte is a great place to live with community events year-round that can become family traditions, such as Christmas on Main Street, Mardi Gras on Main Street and Main Street Market Days where you'll find local vendors selling home-made goods and products. You'll find unique places to dine, antique stores, and local shops minutes from your front door.

When you are looking to enjoy the great outdoors, right around the corner you'll find the La Porte Hike & Bike Around the Bay trails that can take you directly from the pond in Artesia Village all the way to the bay and can also connect you to Armand Bayou Hike & Bikie Trails via Fairmont Pkwy. Sitting at the back of Artesia Village is Little Cedar Bayou Park, Wave Pool, Ball Fields & Dog Park with a trail that leads to the newly renovated La Porte Community Center featuring a full work-out facility and indoor pool. The Bay Forest Golf Course is just a short stroll away, as well as Sylvan Beach Park sitting right on the bay with community boat docks for your enjoyment.

Artesia Village offers it all minutes from your front door with no MUD Tax, low HOA dues, and is not in a special flood zone. It also offers you easy access to Highway 146 whether you are commuting to work downtown, wanting to go out to eat on the water in Clear Lake, planning a staycation at the Kemah Boardwalk or Galveston beach for the day or just heading out of town for a trip.

### **Home Special Features**

1. Rayburn K floor plan by History Maker Homes
2. Still under builders 10 yr builder warranty through StrucSure Home Warranty, LLC
  - a. 10-year Major Structural Defects till Feb 2033
3. Large front door foyer entry in addition to mud room by garage entry
4. Kwikset Smartcode electronic deadbolt with Z-wave technology on front door
5. 9-foot ceilings on 1<sup>st</sup> floor, 8-foot ceilings on second floor
6. Faux wood ceramic tile downstairs in all common rooms and in all bathrooms up and downstairs
7. Quality nylon carpet with 5 lb. rebound pad in all bedrooms and upstairs game room
8. Two full bedrooms, two full bathrooms, and indoor laundry downstairs

9. Downstairs spacious primary suite with walk-in closet, large windows, ceiling fan, and private ensuite with white engineered marble slab vanity, double sinks, large soaking tub, separate glass enclosed shower, and water closet
10. The kitchen has 42" soft close cabinets, ENERGY STAR® rated whirlpool stainless steel appliances, granite countertops, under-mounted sink, & walk in pantry with bar seating in addition to an open-concept flow between the living and dining area
11. Upstairs game room with three bedroom and one full bathroom with engineered marble slab counter tops
12. High-efficiency insulated LoE3-366 double-pane sliding/glider glass windows with vinyl frame provide easy access cleaning and energy efficiency (20 yr limited manufacture warranty on glass moisture seals)
13. Hardwired smoke and carbon monoxide detectors with battery backup
14. High-efficiency 15-SEER Carrier dual zoned air condition system with Honeywell WIFI thermostat and room sensors for accurate temperature control and low utility bills.
15. Energy efficient tankless water heater with eco-friendly burner
16. Heavy gauge PEX plumbing with in-slab plumbing (no joints under slab)
17. 30" plastic structured wiring enclosure with lid in primary closet with 3 CAT6 locations allowing for hardwired internet or phone access and 3 RG6 cable TV locations and easy access service feed demarcation pull allows for future enhancement (1 Cat6 x 1RG6 x 1 conduit)
18. Climate controlled attic has two entries with ample storage space and flow through attic ventilation and exhaust vents
19. Spray foam insulation in attic with whole home dehumidifier
20. Radiant barrier decking with 30yr limited manufacturer warranty on roof shingles
21. Hardie fiber cement trim, soffit, and siding
22. Sheetrocked, taped and painted garage wall and ceiling
23. Insulated garage door
24. Remote and App controlled Genie garage door opener (2 remotes, app can open/close door from any location if you forget to close it or need it opened while away)
25. Full yard irrigation sprinkler system with timer
26. French drains on both sides of home leading to street for extra drainage
27. Steel storm shutters for all windows