

Upgrades & Highlights

11 Vesuvius Lane – At-a-Glance

- **Key features:** 2 bedrooms down • Outdoor kitchen + huge covered patio • Cul-de-sac lot • Game room up • Study • upstairs front patio w/ balcony • No front or rear neighbors (green space only) • 3,743 sf (per appraisal district).
- **Recent refresh (Aug '25):** paint touch-ups • **new upstairs carpet** • hotel-level deep clean • light professional staging.
- **Kitchen & living:** open layout to breakfast and family room; bar seating; great natural light.
- **Outdoor living:** full **built-in kitchen** (includes grill, 2 burner range, hot & cold water, and counter space) • huge **covered patio w/ tiled flooring** • manicured lawn • **new playscape**.
- **Comfort & efficiency:** December 2024 HVAC service dates (2 systems: 2 + 3 tons) • 2 water heater • Excellent drinking water quality in **Kitchen-Reverse Osmosis system** • whole house **water filter & softener system** (protects appliances and your skin from hard water), Hunter Douglas shades throughout.
- **Maintenance notes:** • Whole yard **sprinklers** (protects foundation), Roof inspected in 2024(good condition).
- **What we love:** cul-de-sac privacy, two beds down (perfect for babies, elderly parents, etc), easy access to Sienna amenities + Fort Bend toll road, backyard grill, courteous neighbors.

Included/Excluded

Included: built-in outdoor kitchen components; window shades.

Excluded: office desk + entertainment desk temporarily held in garage.

Info & Disclosures

Buyer to verify all information, room sizes, schools, and HOA details.

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