



# FEATURES & UPGRADES

3110 Waters Lake Bend, Missouri City, TX *\*Information provided by seller*

## Features

- Resort style backyard featuring a pool with a waterfall, grotto, waterslide, and spa
- Expansive backyard with plenty of room for recreation, pets, and outdoor entertaining
- Private, peaceful homesite
- Convenient location close to top rated schools and shopping
- Luxurious primary bath with a large tub and oversized shower
- Dedicated home office at the front of the home
- Versatile media room
- Additional built in workspace conveniently located off the hallway
- Generously sized walk in pantry with abundant storage

## Upgrades and when completed

- Pool heater - 2024
- Variable speed pumps - 2024
- New dishwasher and fridge in kitchen - 2024
- New washer and dryer - 2023
- LED lighting and wifi switches - 2024
- Pool lighting systems - 2026
- New carpet - 2026 (office)
- New flooring - 2026
- Cabinet lighting - 2023
- Wifi garage door openers - 2024
- 50 amp portable generator inlet (240v) - 2025
- New front door - 2024
- Oak trees trimmed/mulch - 2026
- Wifi sprinkler system - 2023
- Soft close drawers/cabinets in kitchen - 2024