



825 Galloway Mist Lane - Amenities & Features

West Ranch | Arbor Gate

West Ranch is a 766-acre master-planned community in Friendswood, Texas developed by Friendswood Development Company featuring **100+ acres** of parks, green space, nature trails and clubhouse. The overall vibe is described as **peaceful, family-oriented, and close-knit** — a small-town feel within the greater Houston metro.

Arbor Gate is a **gated luxury enclave**, opening in 2015 as the master-planned community's first gated neighborhood.

The Home | 825 Galloway Mist Lane

One-story Perry home on **serene lakefront lot** with spacious **back covered patio**, breathtaking water views. **Built in 2017** featuring 4-bedrooms, 3.1 bathrooms, 3-car garage, a home-office, formal dining room and spacious game room. This beautiful home boasts **12-ft ceilings, hardwood flooring, double-ovens, granite countertops, GE Profile stainless steel appliances, and low 2.18 tax rate.**

PERRY SPECIFICATIONS • CONSTRUCTION FEATURES

Quality assurance & structure

- Ten-year structural limited warranty; original terms, transferability and present coverage to be verified.
- Professionally engineered post-tension foundations inspected at three stages of foundation construction.
- Engineered structural framing inspected and certified on every home.
- Third-party inspections at the foundation and final stages; final third-party RESNET testing and inspections described.
- Experienced construction staff and engineered wind-related construction practices described in builder materials.

Energy efficiency and comfort

- RESNET Energy Smart Builder program described by Perry Homes, with up to 30% greater efficiency with HERS'
- TechShield radiant-barrier roof decking intended to reduce attic heat transfer.
- High-efficiency 16 SEER Carrier AC system described in builder literature, using Puron refrigerant.
- Low-E vinyl windows, reducing ultraviolet transmission and solar heat gain.
- Insulation including R-13 batt insulation and R-30 blown insulation.
- Programmable thermostat, energy-saving compact fluorescent lighting (CFLs) and ENERGY STAR-labeled ceiling fans.
- Fresh-air intake system intended to improve indoor air quality; insulated ductwork.

Exterior features

- **Lakefront lot** with 180-degree water views.
- **35'x20' back covered patio** with **12-ft ceiling**, recessed canned lighting & dual ceiling fans
- Stucco exterior with **stone accent** and upgraded almond mortar.
- **Bricked front porch** and exterior coach lights in Cotswold finish.
- Ceramic tile flooring and exterior gas line connection on back covered patio.
- 3 separate outdoor power boxes on the patio, 1 outdoor power box at the front entry
- **8' Mahogany double front door** with wrought iron and glass accent.
- Gutters on all four sides.
- 3-Car garage - 4 separate electrical wall outlets at various locations around the garage.
- Backyard fence gate to access greenspace, lake and sidewalks.
- Architectural shingle roof with windstorm certification

Interior features

- Wall-of windows in family room showcasing water views from throughout most of the home
- Home-office with wood floors, tray ceiling and French doors.
- Game room with French doors.
- Mud room off garage entrance.
- **12-foot ceilings** in entrance, dining room, family room and 2nd bedroom
- Upgraded **wood flooring** in **entrance, home-office, dining room, kitchen and family room.**
- **Pendant** lighting over kitchen island.
- **Chandeliers** in front **entrance** and formal **dining** room.
- Raised two-panel interior doors and modern rocker light switches.
- Remote-controlled **fireplace** with gas logs, wood mantel and surround.
- Medicine cabinet in secondary baths; utility room with storage cabinets and tile.

Kitchen features

- **GE Profile** stainless steel appliances including 5-burner gas cooktop, 30-inch **double-ovens** and microwave.
- ENERGY STAR stainless steel dishwasher
- Undermount stainless steel sink with pull-down faucet
- Upgraded waterfall-edge **granite** countertops with hi/lo extended breakfast bar.
- Upgraded 42-inch cabinets with **box vent hood**, full-extension drawers and raised-panel doors.
- Undermount cabinet lighting
- Subway tile backsplash with full tile accent wall from counter to ceiling

Primary features

- Bay windows floor to ceiling showcasing water views
- **12-foot ceilings**
- Sitting area
- His & Hers walk-in closets
- Corner soaking tub
- Seamless glass shower with bench and full tile surrounding
- Extended countertops with vanity area
- Upgraded cabinets and drawers with panel doors and hardware