PROPERTY UPDATES AND FEATURES

Swallows Meadow - 4 bed - 2.5 bath – 3 car garage – Approx ½ acre – **NO HOA**

2813 Swallow Lane, Texas City , TX 77590

HOME AND LIVING

- Open concept flowing into Dining room and Kitchen
- Built in shelves
- Gas Fireplace
- Plantation shutters and blinds
- Floor outlets for electric recliners
- 10 foot ceilings- 12 foot formal dining ceiling all with Crown Molding
- 3 car Detached Garage with back patio, Mancave and Breezeway
- Built in patio grilling area with minifridge

KITCHEN AND STORAGE

- Island kitchen with gas range and seating
- Soft-close cabinetry
- Granite counter tops
- Walk-in pantry
- Dining nook with custom built window seat and table
- Back yard storage shed

PRIMARY SUITE

- Tray ceiling
- Electric fireplace
- Sitting area
- French doors to patio
- Soaking tub and lager tile shower
- Walk-in in closet with built in shelves and drawers
- Built in bathroom storage

ADDITIONL UPDATES

New heating unit 2022 ($8000)
2 New AC Units 2024 (3 Ton 14 SEER) ($7000)
Whole home attached Cumming Generator ($12,000)
New Dishwasher 2026 ($500)
Above ground pool, decking and landscape ($6000)
Appliances Included- washer/dryer, fridge, double oven, dishwasher, garbage disposal, patio minifridge and grill

***Seller is willing to remove and dispose of pool and deck and replace with sod if buyer wishes.**
***All information is provided by seller, buyer to verify.**