



Cool Things About 2103 Germander Lane, Fulshear, TX 77423



4

BEDROOMS



3.5

BATHROOMS



2

CAR GARAGE

Thoughtfully designed for everyday living and entertaining, this home offers the perfect blend of comfort, style and functionality in the highly desirable Jordan Ranch community.



PRIVATE RETREAT

Downstairs primary suite with an oversized walk-in closet and spa-like bathroom.



OPEN & INVITING

Open-concept island kitchen flows seamlessly into the spacious family room.



ELEGANT SPACES

Enjoy formal living and dining rooms perfect for hosting and gatherings.



ROOM TO PLAY

Large upstairs game room ideal for relaxing, entertaining or movie nights.



OUTDOOR LIVING

Covered patio for year-round enjoyment and an attached 2-car garage for convenience.

Live the Jordan Ranch LIFESTYLE!

Small-town charm with big amenities! Residents enjoy resort-style living with access to:



LAZY RIVER



CLUBHOUSE



FITNESS CENTER



SCENIC TRAILS



PARKS &
PLAYGROUNDS

...AND
MORE!

EXTENSIVE UPGRADES & PREMIUM FEATURES

- ✓ Upstairs flex room build out (~\$20,000 previously unfinished home theater)
- ✓ Upgraded living room fan
- ✓ Upgraded chandelier
- ✓ Upgraded upstairs landing light
- ✓ Upgraded master bathroom toilet seat (washlet)
- ✓ LVP flooring (~\$20,000 no more carpet in home)
- ✓ Cabinet pulls
- ✓ Kitchen cabinet racks
- ✓ Upgraded upstairs faucets and shower heads
- ✓ Upgraded gas cooktop
- ✓ Upgraded range hood
- ✓ Upgraded thermostat to nest
- ✓ Doorbell camera
- ✓ Whole home dehumidifier

- ✓ Attic access insulation
- ✓ Additional attic subflooring
- ✓ Epoxy garage floor
- ✓ Gutters
- ✓ French drains
- ✓ Water softener
- ✓ Whole home water filter
- ✓ Under sink reverse osmosis water filter
- ✓ Upstairs walk in closet build out
- ✓ Laundry room shoe drawer
- ✓ Front upstairs bathroom light fixture
- ✓ Eaves downlighting (\$5000)
- ✓ Solar panels 8KW (\$32,000)
- ✓ Level 2 electric car charger (electrical installed to code)

- ✓ 10x12 Storage shed (electrical installed to code)
- ✓ Decking
- ✓ Expanded concrete patio
- ✓ Fruit trees (Pear, peach, kiwi, banana, yuzu)
- ✓ High lift garage door
- ✓ Garage door openers
- ✓ Car parking lift (may convey with the home)
- ✓ Keyless entry (front door and garage door)
- ✓ Acoustic slat paneling
- ✓ Cordless blinds
- ✓ Master bedroom curtains
- ✓ Shutters on living room upper windows

PREMIUM FINISHES & CUSTOM TOUCHES



Geometric wall art (may convey)



Greenhouse dome



Foyer ledge access



Entertainment center floating cabinet



Bedroom floating cabinets



Master walk in closet shelving



In-wall safes



Above fireplace TV (may convey)