

528 Daffodil St | Lake Jackson, Texas

HOME FEATURES, UPDATES & IMPROVEMENTS

1972 Year Built	1,829 SF Interior	9,811 SF Lot	Split-Level Bedroom Plan
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INTERIOR & FLOOR PLAN

- **Solid brick home**
Well-built 1972 home with extensive modern upgrades throughout.
- **Vaulted family-room ceiling**
Adds height, openness and architectural character to the main living area.
- **Multi-functional front room**
Ideal as an additional living area, office, playroom, dining room or formal sitting room.
- **New LVP flooring - 2025**
Continuous luxury vinyl plank flooring throughout for a clean, modern look.
- **Granite countertops**
Granite surfaces in both kitchen and bathrooms for a durable, premium finish.

MAJOR SYSTEMS & INFRASTRUCTURE

- **New electrical panel - 2024**
Upgraded prior to move-in to support modern electrical demands.
- **New roof, AC & water heater - 2024**
All major systems replaced in 2024 for long-term reliability.
- **Complete plumbing overhaul - 2025**
All-new PVC sewer lines and PEX plumbing inside the walls.

KITCHEN & FIXTURES

- **Kitchen appliances - 2024**
New dishwasher, microwave and cooktop.
- **Cabinet upgrades - 2025**
Soft-close cabinet doors and drawers for improved functionality.
- **Faucet upgrades - 2025**
Builder-grade faucets replaced with Moen fixtures.

OUTDOOR LIVING & YARD

- **Backyard leveled & resodded - 2025**
Entire backyard professionally leveled and resodded for a fresh, usable outdoor space.
- **Fully fenced backyard**
Complete perimeter fencing for privacy and security.
- **Left-side fence + wide gate - 2025**
New fencing and wide access gate added for full privacy and improved access.
- **New patio + reinforced slab - 2025**
New patio plus a 6-inch reinforced slab engineered for the swim spa, with dedicated electrical line.
- **Front yard resodded - 2026**
Fresh sod added to enhance curb appeal and overall presentation.

OPTIONAL SWIM SPA

Master Spas H2X Trainer 15D

Deep-model unit installed April 2025. Seller paid **\$32,000** and reports an engineered lifespan of approximately **20-25 years**.

Seller estimates a comparable new deep-model unit at approximately **\$55,000 plus tax**, plus slab and electrical.

Available as an optional upgrade and NOT included in the list price.

Buyer Note: Improvement dates, costs, product information and lifespan estimates are based on seller-provided information and are presented for informational purposes. Buyers should independently verify information material to their purchase decision.