

## Fully Remodeled One and A Half Story in The Forest Stunning-Show Stopper at an Amazing price.

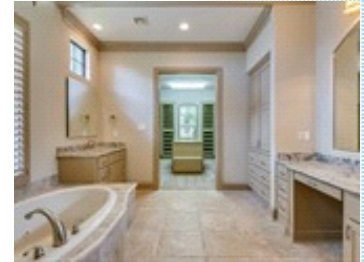
805 Shady Bend  
Friendswood TX 77546

MLS:44173373

PRICE:\$699,900.00

Bedrooms: 4  
Full Baths: 3  
Half Baths: 1  
Lot Size: 16,105  
Sqft: 4,885

Subdivision: The Forest  
Year Built: 2003  
HOA: 500  
Parking: 3 Cars  
Floors: 2



### PROPERTY FEATURES:

- ☑ Central A/C
- ☑ High/Vaulted ceiling
- ☑ Tile floor
- ☑ Bonus/Rec room
- ☑ Breakfast nook
- ☑ Stove/Oven
- ☑ Stainless steel appliances
- ☑ Balcony, Deck, or Patio
- ☑ Central heat
- ☑ Walk-in closet
- ☑ Family room
- ☑ Office/Den
- ☑ Dishwasher
- ☑ Microwave
- ☑ Attic
- ☑ Yard
- ☑ Fireplace
- ☑ Hardwood floor
- ☑ Living room
- ☑ Dining room
- ☑ Refrigerator
- ☑ Granite countertop
- ☑ Laundry area - inside

### OTHER FEATURES:

- ☑ Butler's Pantry
- ☑ All Bedrooms Down
- ☑ Easy Access to Hwy. 45
- ☑ Morning Kitchen
- ☑ Gameroom up with sink
- ☑ Low HOA fees
- ☑ Custom Design Master Closet
- ☑ Oversized Three car garage
- ☑ Tax Rate-2.5543

### PROPERTY DESCRIPTION:

Completely restored custom home, original owners. Home is like new after taking in six inches of water from 1K year flood, Hurricane Harvey. Seller motivated and open to all offers. Huge lot, directly across from the gated section of The Forest. Excellent school system, quaint, small town feel of Friendswood. Voted one of the best places to live.

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