

# Key Features & Updates 3929 Harbor Dr

## Key Features

- Built in 2000 & Meticulously Maintained
- 3 bedrooms, 2 baths, plus Office, with Game Room upstairs
- All Windows and Frames replaced Oct 2024

## Outdoor Oasis

- Custom Kidney Shaped Gunitite Pool
- Decorative accents around the water line
- Natural looking rock border
- 5 ft deep, ideal for lounging and casual swimming
- Built in steps and bench seating area
- Replastered 2024
- Maintained Weekly and Cleaned Quarterly
- Patio furniture conveys

## Interior Features

- Wood floors in common areas
- Carpet in bedrooms replaced June 5, 2025
- Ceiling fans in Bedrooms & Living Room
- White 2" Blinds replaced 2023
- Doorknobs & Wall Plates replaced 2025

## Gourmet Kitchen

- Corian Countertops
- Kitchen Island
- Black Single Sink and Faucet installed 2025
- Refrigerator replaced 2021
- Stainless Dishwasher replaced 2022

- Stainless Stove replaced 2022
- Refrigerator, Washer & Dryer Convey

## Owners Retreat

- Beveled Ceiling
- Soaking Tub
- Separate Water Closet

## Energy Efficiency & Smart Home

- HVAC replaced 2014 and maintained annually by Cold Air AC & Heating
- Water Heater Replaced 2015
- Ring Doorbell

## Exterior Features

- Sprinkler System
- Glass Storm Door on Front
- Gutters
- Pull Down Attic Stairs in Garage

## Neighborhood Amenities

- Adult only pool with waterfall edge facing lake; Family pool near Park
- Sidewalks, curbs, underground utilities, stormwater drainage, City sewer, water & street lamps
- Community Events
- Golf Course
- Convenient location near Lake Lewisville

## Additional Inclusions

- All TVs and Mounts convey