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## *Upgrades and Amenities*

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1201 Hall  
Seabrook, Tx

1. The gas bill runs approx \$42 summer +/- \$100 winter
2. No HOA fee as it is not in an HOA.
3. The electric bill runs +/- \$200 in Winter and +/- \$400 in the summer.
4. Taxes are \$10,545 Per CAD tax rate is 1.9675
5. Insurance
  - a. Home \$3,051
  - b. Flood \$889
  - c. TWIA \$2,487
6. The fire detector is wired into the house system.
7. All the walls and trim in every room have been painted in the past 12 months.
8. Quartz countertops.
9. New kitchen dishwasher & microwave 2025.
10. New washer/dryer 2025
11. HVAC and furnace 2022.
12. Oversize Quartz Island and kitchen counters.
13. Main living area floor is porcelain tile.
14. All light fixtures, including ceiling fans, were replaced in 2025.
15. New French doors with custom louvres in master bedroom 2025.
16. New window coverings 2025.
17. New faucets 2025.
18. Small refrigerator in the wine bar and under counter an outdoor kitchen conveys.
19. All ceiling fans are remote controlled.
20. Floors were replaced in 2025.
21. Garage floor is super clean w/epoxy finish.

22. Outdoor landscaping NEW 2025.
23. Outdoor kitchen includes grill, side burner, drop-in cooler, sink, and under counter fridge.
24. Outdoor heated Chlorine. pool and spa. Gunite finish and custom sapphire glass fire bowls.  
lights, jets, pool pumps are all automated. Owners currently have a weekly pool service. Cost is \$225 a month.
25. All appliances convey with sale of property.