

Updates & Options

541 Villa Drive, Seabrook, TX 77586



Custom built home in 2003 in gated community with

Private community pier extending into the bay

Heated chlorine pool. New pool pump 2026

Professional landscaping with sprinkler system

Spanish tile roof

Custom kitchen cabinets with granite countertops

Marble spiral staircase

Wine cellar

Plantation Shutters

Crown molding throughout

Master bath with rain shower + separate jacuzzi tub & oversized custom closet

2 Escape rooms

Central vacuum system

Recent Exterior Paint

3 AC Units - 2 of the 3 AC units are 1 and 2 years old. 3rd one is original

2 Hot Water Heaters. One of them has been bypassed and only one is currently being used.

Bypass can be reversed for both hot water heaters to be used.

Hot tub is negotiable

EV Charger in garage is negotiable

Significant work done after Hurricane Beryl including redoing both terraces with tile and iron gate, replacing French doors going from bedroom to terrace on 2nd floor. Engineering report available upon request.

- Per Seller: During Tropical Storm Imelda 2019 we noted water coming into the home below both the 2nd floor and 3rd floor doors that open to the patios, as well as in the

garage. We started opening ceilings and noted extensive water damage to the decking, so decided to remove and replace both patios entirely. This included new decking everywhere, a TPO water barrier that runs up the walls, flashing, mortar bed and tile, and ensuring slope for drainage. This also included installation of new storm doors on both patios. During Hurricane Beryl we noted water entry below both 2nd and 3rd floor doors (not the single door leading to the 2nd floor patio – only the double door). The 3rd floor door was an obvious issue of water intrusion through cracks in the door frame sealings (it was also wet on that 3rd floor interior). That was easily fixed and no other water entry has been noted since. A section of the ceiling directly below the 2nd floor double door (in my daughter's front spare bedroom) was left open and tested for water leaks. During two storms involving wind-driven rain aimed directly at the door there was still water dripping-in from beneath the door – though very little. The affected plywood was cut away, providing a direct drip from below the door into an A/C-type collection pan that drains outside at the base of that room. Pictures of the work can be provided. This seems to effectively mitigate water intrusion from the double door.

- We also tested extensively for mold during the early times of this problem and there was never any mold considered to be unhealthy or problematic.
- The work is documented and can be provided.