

Marketing Summary: 1930 Waters Edge Lane, Seabrook, TX 77586

Page 1: Lifestyle & Location Advantages

Property Overview

1930 Waters Edge Lane is a rare lakefront gem in Mystic Village at Lake Mija, one of Seabrook's most tranquil waterfront communities. The home offers a highly sought-after combination: private lake access, west-facing rear exposure for sunsets, and an updated poolside outdoor living experience.

Unique Waterfront Appeal

While many area waterfront properties are on busy canals or bays, Lake Mija offers serenity and privacy without sacrificing access. The private floating dock and boardwalk provide direct connection to the lake for paddleboarding, fishing, or relaxation. And with homes on bay-adjacent waterways often listed far above this price point, this property delivers a private waterfront lifestyle at a compelling value.

Outdoor Living & Orientation

The home's west-facing backyard is designed for daily sunset views over the water—a rare and prized feature in any waterfront listing. The updated pool area includes a safety net (2023), resurfaced cool deck (2024), and a pool heater (2019), making the space enjoyable year-round. The east-facing front of the home provides balanced interior lighting and morning shade.

Connectivity & Community Perks

Located minutes from the expanded Hwy 146 corridor, this property offers ideal commuting access to both Houston and Galveston. It is also a short drive from Kemah Boardwalk's dining and entertainment, multiple marinas, and waterfront activities. The home sits within a thriving regional ecosystem supported by the nearby NASA Johnson Space Center, the aerospace industry, and top-rated Clear Lake schools.

Highlights & Seller Investment

Significant Upgrades & Maintenance

- Kitchen & Bath Renovations (2011): granite counters, new cabinetry, tile flooring, backsplash, custom bookcases - Appliances & Fixtures: Updated appliances and bathroom sinks (2011) - Pool Upgrades: Child safety net (2023), heater (2019), cool deck redone (2024) - Roof: Replaced (2021) - HVAC: Multiple zone replacements (2019–2022) - Hot Water Heater: Replaced (2018) - Aluminum Fence: Rust-proof, installed (2021) - Front Door: Recently refinished (2025) - Floating Dock + Bull Rock erosion protection (2004) - Seabrook-approved boardwalk and deck (2011)

Value Positioning

This home offers a luxury waterfront lifestyle with privacy, views, and substantial upgrades—yet is positioned below many nearby waterfront homes that command significantly higher prices. With its recent improvements, pool, and lake setting, it justifies a confident price of **\$599,000**, supported by strong comps and unique lifestyle advantages.