

** Property Features & Improvements Sheet**

Kay Abbott

Capital Trust Realty

1930 Waters Edge Lane, Seabrook, TX 77586
MLS# 62546683 | Subdivision: Mystic Village at Lake Mija
Lakefront on Lake Mija | Rear faces west for sunset views | Front faces east

Property Highlights

- Prime waterfront property with direct access to Lake Mija—a private, spring-fed lake known for its tranquility and scenic charm
 - Beautiful sunset views from west-facing backyard
 - Private pool with child safety net (added May 2023)
 - Located in the quiet and desirable Mystic Village community
 - Floating dock with ramp for lake enjoyment
 - Bull rocks under boardwalk to prevent soil erosion (2004)
 - Boardwalk/deck permitted and approved by City of Seabrook (2011)
 - Recently refinished front door (Sept 2025)
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Notable Interior Upgrades

(June 2011 Renovations)

- Upgraded kitchen: granite counters, new cabinetry, tile floors, backsplash
 - Upgraded bathrooms: granite vanities, sinks, tile floors
 - Entry display with granite + new tile flooring
 - Custom floor-to-ceiling bookcases
 - Painted utility, kitchen, pantry, and bath (removed wallpaper)
 - Fireplace upgraded to match updated finishes
 - New appliances (2011)
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Mechanical & Structural

- **Roof:** Replaced Jan 2021
 - **A/C:**
 - Upstairs: condenser (2022), coil + plenum (2020)
 - Downstairs: condenser + coil + plenum (2019)
 - **Hot Water Heater:** Replaced in 2018
 - **Aluminum Fence** (rust-proof): Installed Jan 2021
 - **Pool Heater:** Installed May 2019
 - **Cool Deck:** Redone August 2024
 - Boardwalk/Deck: repaired/replaced boards (Oct 2025)
 - Front of house/garage: pressure washed (Oct 2025)
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Realtor Contact

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