



**REMAX**  
COASTAL

# FYI TO BUYERS

## House and Surrounding Area

|                               |  |
|-------------------------------|--|
| <b>Address</b>                | 3054 Tradinghouse Creek Ln, League City, TX 77573  |
| <b>Builder Information</b>    | Gehan Homes - built in 2016  |
| <b>Neighborhood Amenities</b> | <ol style="list-style-type: none"> <li>1. The community offers <b>three junior-Olympic-sized pools</b>, each with separate toddler/kiddie pool areas and poolside playgrounds.</li> <li>2. A clubhouse available for rental by residents (for events &amp; gatherings) located near one of the pool sites.</li> <li>3. Extensive <b>walking/biking trails</b> and <b>green-belt lakeside parks</b>.</li> <li>4. On-site playgrounds, splash pads, and neighborhood parks.</li> </ol> |

### Top Things The Current Owner Wants to Highlight About This Property

1. Close to major retail & dining corridor: along League City Parkway near Hidden Lakes, there are big-box grocers (like H-E-B, Kroger), coffee shops, restaurants, and family dining.
2. Low crime score: neighborhood referenced as having a very low crime-risk index.
3. 2016 single-story home in Hidden Lakes with modern design, open layout, and high ceilings.
4. Spacious kitchen with granite countertops, stainless steel appliances, and a large island.
5. Private backyard with covered patio—perfect for outdoor entertaining.
6. Oversized primary suite with luxurious bath and walk-in closet.
7. Zoned to sought-after Clear Creek ISD schools near Education Village.
8. Prime location minutes from I-45, Kemah Boardwalk, and NASA Space Center.

## House Specific Features

|                             |   |
|-----------------------------|---|
| <b>Exclusions</b>           | No exclusions                                       |
| <b>Flooring Materials</b>   | Tile and engineered wood                            |
| <b>Countertop Materials</b> | Granite   |
| <b>Cabinet Type</b>         | Dark wood   |
| <b>Upgrades</b>             | Underground lawn sprinkler system<br>Window screens |
| <b>Garage Amenities</b>     | Remote openers                                      |

## Heat Source

|                |              |
|----------------|--------------|
| <b>Heating</b> | Gas/electric |
| <b>Stove</b>   | Gas          |
| <b>Oven</b>    | Electric     |
| <b>Dryer</b>   | Gas/electric |

## Age of Major Home Systems

|                     |         |
|---------------------|---------|
| <b>A/C</b>          | 9 years |
| <b>Heater</b>       | 9 years |
| <b>Water Heater</b> | 9 years |
| <b>Oven</b>         | 9 years |
| <b>Stove</b>        | 9 years |
| <b>Dishwasher</b>   | 9 years |
| <b>Roof</b>         | 9 years |

## Insurance

|                              |                               |
|------------------------------|-------------------------------|
| <b>Past Insurance Claims</b> | Non stated                    |
| <b>Existing Warranties</b>   | Non stated                    |
| <b>Flood Insurance</b>       | Flood zone X - not compulsory |
| <b>Homeowners Policy</b>     | Non stated                    |

## Utilities

|                 |                               |
|-----------------|-------------------------------|
| <b>Electric</b> | Provider -TXU Energy          |
| <b>Gas</b>      | Centerpoint                   |
| <b>MUD</b>      | City of League City Utilities |
| <b>Internet</b> | Xfinity                       |

## Taxes and HOA

|  |                               |
|--|-------------------------------|
| <b>Property Taxes (<i>annual cost</i>)</b> | \$11,567 (without exemptions) |
| <b>Tax Exemptions</b>                      | Homestead                     |
| <b>HOA Dues (<i>annual cost</i>)</b>       | \$800                         |
| <b>HOA Management Company</b>              | First Service Residential     |
| <b>HOA Phone Number</b>                    | 713.332.4675                  |

## Other

|                                       |                            |
|---------------------------------------|----------------------------|
| <b>Trash</b>                          | City program               |
| <b>Recycling</b>                      | City program               |
| <b>Mailbox Location</b>               | Walkable from the property |
| <b>Regular Maintenance Agreements</b> | None                       |