

**21515 SAN LUIS PASS
GALVESTON TEXAS 77554
4BR - 2BA -1 GARAGE - 2 CARPORTS
2ND ROW GULF OF AMERICA - SEA ISLE SUBDIVISION - GALVESTON COUNTY**

SUMMARY INFORMATION:

21515 SAN LUIS PASS HAS BEEN USED PERIODICALLY BY THE SELLERS AS A SECONDARY FAMILY HOME. THE SELLERS INHERITED THE PROPERTY FROM THEIR LATE FATHER AND ARE NOW SELLING THE HOME. THE SELLERS ARE WILLING TO SELL FURNISHED OR UNFURNISHED.

RECENTLY AND OTHER INSTALLED ITEMS:

- REPLACED/PAINTED 16 NEW WOOD PILINGS OF THE RAISED ELEVATION - FEBRUARY 2025 (7 YEAR LABOR/MATERIALS WARRANTY)
- REPLACED KITCHEN COUNTERTOP WITH WHITE/GREY QUARTZ - FEBRUARY 2025
- REPLACED KITCHEN BACKSPLASH - FEBRUARY 2025
- REPLACED 3 SCREEN DOORS ON PATIO AREA - FEBRUARY 2025
- REPAINTED THE OUTDOOR SHOWER, DOWNSTAIRS DECK, PICNIC TABLE, UNDERDECK, LIVING ROOM/DINING, ALL BEDROOMS, BATHROOMS, AND KITCHEN AREA - FEBRUARY 2025
- REPLACED GARAGE WALK-IN DOOR - FEBRUARY 2025
- REPLACED 2 PATIO LIGHTS - FEBRUARY 2025
- REPLACED OUTDOOR SHOWER HEAD - DEC 2025
- INSTALLED NEW GE ELECTRIC STACKED LAUNDRY CENTER WITH 3.8-CU FT WASHER AND 5.9-CU FT DRYER - JULY 2023
- INSTALLED NEW TILE AND TOILET IN MASTER BATHROOM - JULY 2023
- INSTALLED NEW AQUAGUARD LAMINATE WOOD FLOORING IN LIVING AND DINING AREA - JULY 2023
- INSTALLED NEW REFRIGERATOR/FREEZER WITH ICEMAKER AND FILTERED WATER - 2020
- INSTALLED NEW LG THINQ OVEN AND STOVE TOP - 2020
- REPLACED 3.5 TON HVAC/HEATER AND ALL DUCTWORK AND VENTS - MARCH 2017
- REPLACED ROOF INSTALLED - NOVEMBER 2016
- INSTALLED DISHWASHER - 2010
- INSTALLED GARBAGE DISPOSAL - 2010
- INSTALLED SALT WATER RESISTANT COMPOSITE DECKING, STAIRS, AND TIMBERTECH RAILING - 2009
- LIGHTED CUPOLA ADDED - 2009
- INSTALLED PREMIUM VINYL SIDING - 2008
- INSTALLED SIMONTON STORMBREAKER PLUS DOORS AND WINDOWS - 2008

FEATURED ITEMS:

- SMART SENSI THERMOSTAT
- (2) ENERGY EFFICIENT LARGE CEILING FANS IN LIVING/DINING ROOM
- ELEVATED WOOD PAD IN GARAGE FOR SECONDARY REFRIGERATOR, GOLF CART, OR OTHER ITEMS
- BUILT IN WORKBENCH AND SHELVES IN GARAGE
- PRIVACY DOOR FOR MASTER BEDROOM AND BATH
- 14 FOOT HIGH CEILING IN LIVING ROOM AND KITCHEN
- SEPARATE HVAC IN MASTER BEDROOM
- WALK TO BEACH IN LESS THAN A MINUTE/
- GREAT VIEWS OF OCEAN FROM DECK
- GREAT FLOOR PLAN FOR A POTENTIAL RENTAL PROPERTY
- CITY WATER AND SEWER

SEA ISLE SUBDIVISION ~\$300 ANNUAL HOA FEES

- SEA ISLE MARINA WITH WEST END RESTAURANT AND SANDBAR

- PRIVATE POOL WITH KIDDY POOL
- CHILDREN'S PLAYGROUND
- PRIVATE LIGHTED FISHING PIER
- PRIVATE BOAT LAUNCH AT MARINA
- GOLF CART PARADES ON HOLIDAYS
- TENNIS COURT
- CONVENIENCE STORE
- ACROSS THE STREET FROM WET WHISTLE BAR AND FOOD TRUCK SPOT
- FIRE STATION LOCATED IN SEA ISLE SUBDIVISION

THIS INFORMATION HAS BEEN ASSEMBLED AND PRESENTED HEREIN HAS BEEN AT THE BEST EFFORTS OF SELLER TO BE COMPLETE AND ACCURATE BUT SHOULD BE INDEPENDENTLY VERIFIED AT BUYERS EXPENSE.