



SELLER BRAG SHEET

5119 Charles Street, Seabrook, TX 77586

What we love most about this home (and that someone else would love too):

Bright and open. Plenty of room for entertaining. Tons of wildlife including deer and owls. Screened in all seasons porch perfect for morning coffee and deer watching. Farm style fence. Plenty of space for outdoor activities. Chickens permitted. Awesome neighbors.

What we love most about the location of this home:

5 minute walk to a public beach as well as a private side. Quiet neighborhood. Located on a dead-end street and very little road traffic. Golf cart community. Annual Bayfest Festival in October hosted by the community. Lots of community actives.

Age of the following items: (if they've never been replaced, enter the year you purchased the home)

- Roof - 6 years
- Water Heater - 2 years
- A/C Unit 1 - 1.5 years
- A/C Unit 2 (if applicable) - _____
- Fence (if applicable) - 2 months

Type of Flooring - _____

Countertop Material - _____

Improvements and/or Remodels done to the property since purchase:

Item	Year
Paint	2025
Dishwasher	2025
_____	_____
_____	_____

Other notes about the property:

Mature trees. Pecan tree in the front, fig tree in the back, blueberry bush. House sits on two lots with the option to add a pool, outdoor kitchen, workshop etc. The community is awesome and active. Hosts monthly meetings in the community house & recently hosted pictures with Santa. Annual Christmas tree lighting and bonfire at the beach.