

## **3635 Foremast Amenities and Information**

Downstairs Remodel Date: May 2020 / Upstairs: March 2022

Outside House Painted Date: July 2023

New Roof Replaced Date: 2021/2022 (Composition)

Electric Hot Water Heater

Built-in Oven & Gas Stove

Covered Parking with Additional Parking for 8

½ inch StarFire Glass enclosed showers up & down

Carrera Marble in the downstairs bathroom

Porta Fina Italian tile in the upstairs bathroom

HardiePlank exterior

New gas grill in outdoor kitchen

Outdoor sink with a hot water heater

Refrigerator downstairs for outdoor convenience

Enclosed Toilet downstairs

Original hurricane 5 impact windows - 2003

Original plumbing/electrical - 2003

All decks have new Polywood furniture sets

Frontage brand pool lounge chairs

Jordan-Brown brand outdoor living area furniture

Outdoor kitchen includes Ninja Pizza Oven

Trash Day is Monday

Two AC units - replaced in 2020 and 2023

### **Kitchen Appliances:**

Kitchen Aid - oven & built-in gas stove

LG - dishwasher

LG - washer is LG

Maytag - dryer; small refrigerator in both laundry room and upstairs closet

Small refrigerators in both the laundry room and the upstairs closet

### **Insurance Policies:**

Flood - Neptune 4/26/25 to 26 \$3,544.00; Homeowners Policy - Texas Fair Plan 4/24/25 to 26 \$1,270; Windstorm Policy - Texas Windstorm 5/13/25 to 26 \$4,117

Home Warranty Policy in place (expires April 2026 but will be renewed, cost including pool/spa \$1,004.00)

### **Galveston Country Club and Golf Course:**

The lot comes with an automatic Social Membership. Currently, there is a lengthy waiting list to become either a Social Member and/or a Stockholder Member, for which they estimate the wait time would be two to three years. This will allow the Buyer immediate access and the convenience of the country club and private golf course.

### **Additional Seller Comments:**

The lot adjacent to the Seller has been purchased by the neighbors. Per Seller conversation with the neighbors, they have no plans to build on it, but maybe a possible expansion to the current residence.

HOA only allows rental contracts for 12 months or longer; no short-term rentals allowed. Fees are approximately \$1,000 annually and paid to Pirates and Lafitte's Cove.