



REMAX
Coastal

FYI FOR BUYERS

House and Surrounding Area

Address	709 Pienza Ln. League City, Texas
Gate Code (if applicable)	7625
Builder Information (if applicable)	NA
Neighborhood Amenities	See Village at Tuscon Lakes Website. Too many to list.

Top Things The Current Owner Wants to Highlight About this Property

9' Ceilings
Rear faces south making house bright and sunny
Quiet neighbourhood.
Wonderful amenities at Clubhouse.
Close to Clubhouse
Great layout
Gated Community = Safe.
A low maintenance house.

House Specific Features

Exclusions*	Refridgerator. Washer & dryer. Patio furniture Weather machine
Flooring Materials	Tile throughout
Countertop Materials (kitchen, bathrooms)	Kitchen - granite Bathrooms Cultured marble .
Cabinet Type	Wood.
Upgrades**	Pullouts on left side lower cabinets
Garage Amenities	Keyless keypad entry. Pulldown ladder attic access.
Recent updates***	NA
Energy Saving Features	Double glazing
Backup Generator	NA
Solar Panels	NA
Septic Information	NA
Well Report	NA
Lead-Based Paint (only if built before 1978)	NA
Other Specifics incl.	Window storm covers by Fabric Shield. Garden shed. Den bookcases. 12x12 shade sail

Heat Source

Heating	Gas furnace in attic.
Stove	Gas cooktop
Oven	Electric with microwave
Dryer****	Hookups for gas & electric

Age of Major Home Systems

A/C	Forced Air in attic 2014
Heater	2014
Water Heater	2014
Oven	2014
Stove	2014
Dishwasher	2014
Roof	2014
Carpet	NA
Pool	NA
Pool Equipment	NA

Insurance

Past Insurance Claims (when, and for what)	No known claims.
Existing Warranties (and expiry dates)	NA
Flood Insurance (annual cost)	\$814.00 This is voluntary.
Homeowners Policy (annual cost)	Homeowners \$503.04 Texas Windstorm \$2475.00

Utilities

Electric (average monthly cost)	Winter \$ 75.00	Summer \$220.00	Reliant Power
Gas (average monthly cost)	\$50.00	Centerpoint	Energy
MUD (average monthly cost)	\$110.00.	Water, Trash, Recycling Sewer	City of League City
Internet (average monthly cost)	\$175.00	incl. TV	Xfinity
Other (average monthly cost)			

Taxes and HOA

Property Taxes (annual cost)	\$6053
Tax Exemptions	Homestead & 65 plus discounts included in Prop Tax above
HOA Dues (annual cost) (and frequency of payment)	\$3368.00 Paid annually in December
HOA Management Company	Inframark
HOA Phone Number	281 - 870 - 0585

Other

Trash	city of LC. see above
Recycling	" "
Mailbox Location Box # 15	On corner of Tussan Village Dr & Pienza Ln.
Regular Maintenance Agreements	NA

* An **exclusion** is an item in your house that is not permanently attached and not included in the sale but might be assumed to be included. For example: drapery, home theatre equipment, smart home technology, appliances, and chandeliers. Garden landscaping objects such as garden ornaments.

** **Upgrades** include substantial improvements that tangibly make the house more attractive/functional and have added value. For example swimming pool, spa Energy efficient windows, solar roof, luxury kitchen, or garage conversion.

*** **Recent updates** are elements of the house that have been replaced to refresh and modernize a home's appearance or functionality without significantly altering its structure. For example, new fence, new roof, new floor.

**** If the **dryer** is electric-powered, is there also a hookup for gas?