

WHAT BUYERS WANT TO KNOW!

Sellers, please tell us your favorite qualities and features, interior and exterior! When you include upgrades, such as a new AC, roof, appliances, etc., please include the year of the upgrade.

Home Features and Upgrades:

2026 - Daiken Fit A/C system, highly energy efficient and quiet with inverter technology and Smart Thermostat

2024 - New roof, new fencing on both sides of the property

2024 - kitchen remodeled with TONS of storage and counter space, complete with seating area and new stove and microwave

2024 - new LVT flooring downstairs and carpet upstairs

Garage has a built-in workbench and shelves that offer a ton of storage. There is also a Home Depot Track system on the walls for hanging garden tools, cords, etc.

2023 - new water heater installed

HUGE utility/laundry room

Large storage closet under the stairs - beautiful built-ins in the living room and two of the bedrooms

Community/Area Features and Top Reasons You Love Living Here:

Community pool and playground. 57 acre park within walking distance

CCISD schools

Close to Kemah boardwalk, Space Center Houston, Great Wolf Lodge, Galveston and more!

This Home's Average Utility Bills:

| UTILITIES | AVERAGE | HIGHEST |
|-----------|---------|---------|
| ELECTRIC | \$ 350 | \$ 600 |
| WATER | \$ 125 | \$ 140 |
| GAS | \$35 | \$ 60 |

Homeowner's Insurance Co. Progressive Windstorm Insurance Co. TWIA

Flood Insurance Co. Wright Flood

Security System Provider (owned/leased) NA

Transferable Warranties: AC warranty with Weeks Service Co. Water heater under warranty through 08/2029.