



SELLER BRAG SHEET

2817 Seller's Island, League City, TX 77573

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

This is the only home in Coastal Point featuring a private second-story front balcony and it overlooks the retention lake. Balcony access is off the large second-story family room, and all bedrooms are upstairs.
 Modern kitchen finishes, big windows for lots of natural light (even in large primary closet), upgraded staircase with Jacobean-stained banisters and black iron spindles, custom wood-finish garage doors, high ceilings on both floors, professionally extended back patio for outdoor living.

What we love most about the location of this home:

The sunset view over the retention lake and easy access to its walkway.
 The staggered orientation has the house facing the side of the house across the street and no homes behind us provide extra privacy.
 Zoned for great schools that are in golf cart distance.

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

- Roof - 2022
- Water Heater - 2022
- A/C Unit 1 - 2022
- A/C Unit 2 (if applicable) - _____
- Fence (if applicable) - 2022

Type of Flooring - _____

Countertop Material - _____

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

Item	Year
_____	_____
_____	_____
_____	_____
_____	_____

Other notes about the property: