



FYI FOR BUYERS

House and Surrounding Area

Address	2112 Indian Blanket Drive, League City, Texas 77575
Builder Information	Cervelle Homes
Neighborhood Amenities	Parks and green spaces Waling trails Close to schools, shopping, and dining options.

Top Things The Current Owner Wants to Highlight About This Property
<ul style="list-style-type: none">● Upgraded flooring● Oversized house - 3,554 square feet.● No back neighbors● Large 2-car detached garage with a porte-cochere for additional covered parking.● Zoned to highly-rated Clear Creek ISD schools (Ferguson Elementary).● Large backyard● Low traffic area● Low HOA fee

House Specific Features

Exclusions	No exclusions
Flooring Materials	LVP, tile, carpet
Countertop Materials	Granite
Recent updates	New roof 2022
Energy Saving Features	Attic vents Ceiling fans North/south exposure

Heat Source

Heating	Central gas, electric cooling
Stove	Gas
Oven	Electric
Dryer****	Gas and electric are available

Insurance

Past Insurance Claims	<i>2017 - Harvey flooding</i>
Existing Warranties <i>(and expiry dates)</i>	<i>N/A</i>

Utilities

Electric	<i>Discount Power</i>
Gas	<i>CenterPoint</i>
MUD	<i>Not in MUD</i>
Internet	<i>Frontier</i>

Taxes and HOA

Property Taxes <i>(annual cost w/o exemption)</i>	\$8,087
Tax Exemptions	Homestead
HOA Dues (annual cost)	\$200 annual payment
HOA Management Company	LPI
HOA Phone Number	281.947.8675