

- ✿ Roof 2024 50 year warranty
- ✿ HVAC 3 years with 10 year warranty
- ✿ Engineered wood flooring installed through entire home
- ✿ New stairwell and decking
- ✿ Workshop with 220/110 outlets
- ✿ House is termite protected with termite plugs
- ✿ Storm shutters for all windows
- ✿ Hidden bonus room located behind bookshelf doors in living room
- ✿ Generator hook up outlet
- ✿ RV hookups
- ✿ Exterior repainted
- ✿ Low-E windows throughout home
- ✿ Refrigerator included
- ✿ Never flooded
- ✿ Insurance TWIA \$1,509- Homeowners \$1,958- Flood \$1,116- Total \$4,583
- ✿ No HOA
- ✿ House can be used as a primary home, weekend getaway or a rental
- ✿ Located steps from Seabrook Trails. Hike and bike trails interconnect Seabrook parks with just over ten miles of trails.
- ✿ Unobstructed views of Kemah fireworks from your doorstep
- ✿ Daily wildlife sightings
- ✿ Steps from Seabrook pool, parks and shops
- ✿ Minutes from the Kemah Boardwalk
- ✿ Quick access to TXR-146 and marinas