

FYI to Buyers

Address: 306 Harborside Circle, Kemah TX 77565

Schools: Elementary Lavace Stewart

Junior High Bayside Intermediate High School Clear Falls

Neighborhood Amenities: 24hr manned guarded gate and security patrol, Full service Marina, Boat docks available, Community pool,

Flooring material: Tile, Wood, Carpet Countertop material: Granite

Cabinet type: Wood

Please Provide the Age for the following:

A/C: ~15 # of units: 2 Heater: 15 # of units 2

Oven: ~5 Dishwasher: ~5 Roof: ~15

Stove: ~15 Water Heater: ~15 Carpet: ~12

Pool: N/A Pool Equipment: N/A

Circle one:

Heat: Electric / Gas Stove: Electric / Gas Oven: Electric / Gas

Dryer: Electric / Gas If Electric are there gas connections also Y or N

Recent Updates? Master bath complete remodel, Wrought iron Staircase, Granite countertops, Custom wine bar, fresh paint complete inside and outside

Energy Saving Features:

Attic fans: yes / no Attic vents: yes/no insulated windows: yes/no programmable thermostat: yes/no

Are there any existing warranties? N/A

Have their been any insurance claims? No

Is there an existing survey? Yes

Utility Cost

Electric: Average summer __\$250__ Winter __\$75__

Gas: Average summer __\$75__ Winter __\$200__

Water: Average summer __\$100__ Winter __\$50__

Taxes __\$7000__

HOA dues __\$200/month__

Are there any Exclusions? If so please list

N?A

What are the top things that buyers should know about your home?

1. **Exclusive 24 hour guarded gated community**
2. **Marina community with available boat docks**
3. **Low maintenance Spanish tile roof**
4. **Low maintenance 10% stucco exterior**
5. **Low maintenance yard**
6. **High elevation –never flooded**
7. **Open floorplan**
8. **Large master bed and bath downstairs**
9. **Large game/Media room upstairs**
10. **3BR and 2 Bath upstairs**

What days are the following:

Trash

pickup: __Saturday/Thursday__ Recycling: __Thursday__

Mailbox number (if applicable) __306__ Any Regular Maintenance agreements? __N/A__

Cost of: Homeowners Policy __\$1300__ Windstorm __\$2000__ Flood insurance __N/A__