

**MANDIE McMILLAN**

**RE/MAX COASTAL**

**SRS**  
281-300-1267  
MandieMcMillan@REMAX.net  
20 year Real Estate Professional



**Mandie  
McMillan**  
THE REAL ESTATE CHICK



### FYI to Buyers

Address: 1613 Todville Road, Seabrook, TX 77586

Schools: Elementary Bay Junior High Seabrook High School Clear Falls

Neighborhood

Amenities: Parks, trails, fishing, boating, close to restaurants, shopping, grocery stores, safe, good schools

Flooring material: Bamboo and carpet Countertop material: granite

Cabinet type: Wood

Please Provide the Age for the following:

A/C: 11 # of units: 1 Heater: 11 # of units 1

Oven: 11 Dishwasher: 11 Roof: 11

Stove: 11 Water Heater: 11 Carpet: 11

Pool: — Pool Equipment: —

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? 20' x 10' storage area, new floor tiles near doors, painted outside trim and inside main room and hallway, all new window treatments, outdoor entertainment area

Energy Saving Features:

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

Are there any existing warranties? no

Have their been any insurance claims? no

Is there an existing survey? yes, from 2018

MANDIE McMILLAN  
**RE/MAX COASTAL**  
 SRS  
 281-300-1267  
 MandieMcMillan@REMAX.net  
 20 year Real Estate Professional



Utility Cost

Electric: Average summer 130 Winter 75  
 Gas: Average summer 40 Winter 70  
 Water: Average summer 80 Winter 60

Taxes \$7,224 Taxes after exemptions \$6,687 HOA dues —

Are there any Exclusions? If so please list

---

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

1. Waterfront living with sunset views
2. Lots of natural light
3. Beautiful kitchen for entertaining
4. Ample deck and outdoor areas with pier permit
5. Spacious house with lots of storage
6. Very well maintained and updated
7. Energy efficient windows, A/C and heater
8. Luxurious bathrooms with large tub and showers
9. Nice bamboo floors and granite countertops
10. Great community to live in! Amazing birding!

What days are the following:

Trash pickup: Wed + Sat Recycling: Wednesdays

Mailbox number (if applicable) — Any Regular Maintenance agreements? lawn, termite inspect

Cost of: Homeowners Policy \$484 Windstorm \$1,338

Flood Insurance \$575