

# 1541 Fairway Drive, Angleton, TX 77515

We purchased on Dec. 1, 2014  
Built in 1993  
Lot Size 116x285 .7550 Acres  
Guest Addition in 1999  
2426 Sq. Feet Living Area

116 Ft. Vinyl Bulkhead  
Boat House & Pier  
Boat House-New Roof, New HardiPlank, and  
New Boat Lift Motor-2016 (\$5,900.00)  
Cement Walkway to Pier and Extra Parking Area in Front-  
2015 (\$12,000)  
Pier Rebuilt-2016 (\$26,045.00)

40x10 Deck Facing the Water  
New flooring, deck handles, and roof attached  
w/3 outdoor ceiling fans-2016 (\$10,853.00)

2 A/C Systems  
Unit in Living Area replaced-2018/Ruud 3 Ton System  
w/10 year warrenty-2018 (\$7,850.00)  
Unit in Den-Gas Heater replaced-2019 (\$2,700.00)

Hurricane/Impact Resistant Windows and Doors-2009  
(\$25,000.00)  
Custom Hurricane Shutters for Downstairs-2018 (\$3,000.00)

Cargo Lift-2010/Motor Replaced- 2018 (\$6,300)  
Mosquito Management System-2015 (\$3,202.04)  
Generec Generator w/10 year Warranty-2017 (\$10,604.08)  
Auqa Tex Water Treatment System with Under Sink Reverse  
Osmosis-10 year parts warranty-2018 (\$4,930.00)

Interior Remodeled 2015 (\$84,000.00)  
Interior Features 3 BR/2.5 bath (Plus a Full Bath Downstairs)  
Open Floor Plan 30x15 Main Room  
Heat & Glo Gas Log Fireplace-installed 2015  
Den/Study Area-15x30  
Large Master Suite 12x20 w/two ceiling fans/walk in closet  
Large Master Bath w/Duel Sinks, Jetted Tub, &  
Walk in Shower  
Bedroom 2-11x 11 w/ceiling fan  
Bedroom 3-11x 11 w/ceiling fan  
Kitchen-17x10 Area-remodeled 2015  
Granite Counter Tops & Backsplash  
Build-In Oven, Microwave, Dishwasher, Gas Stove Top,  
and Trash Compactor-2015  
Floor Style-Vinyl Planks throughout the house-2015  
(\$11,926.86)

2 Hot Water Heaters-1 replaced in 2012-1 replaced in 2014  
All Hardware Replaced-2015

2 Door Detached Garage-Workshop Area Inside with  
Large Window Unit-Garage Doors 9ft Insulated  
Pegboard Wall-2016  
3 Carport Parking plus Patio Area with Extra Parking in Front

Extra Storage Room Downstairs with Stand Up Shower,  
Separate Hot Water Heater, Tiolet-2015

Culverts Widen-2016  
Limestone Driveway Upgraded-2016- (\$3,200)

Roof-2010/Windstorm Certified

Exterior-Vinyl Siding

Foundation-Concrete w/Extra-Large Pilings

Septic System  
New Aerator Pump 2016/Sprinkler Pump 2016/  
New Control Panel, Over Ride Float 2019

Quarterly Pest Control

Schools-Angleton ISD

Taxes-\$2,280.45 with Cap, Homestead,  
and Over 65 exception

Average Electric Bill-\$155.00 per month  
Average Propane Use-\$66.00 per month

