

### **Things I LOVE about my home:**

- It's beautiful and makes me feel happy and comfortable here
- It's safe and quiet
- It's not too big and not too small—just right-sized
- High ceilings and lots of natural light
- There's a park across the street and the main rec area is nearby
- No back neighbors
- Not in a flood zone and never any water issues
- The insurance and utilities are very reasonable
- The yard is big enough for a pool
- The house is in great condition, with all updates completed and no work needed
- It's zoned to great schools
- It's near the freeway for easy access to commuting
- You're close to Kemah, Galveston and downtown

### **Improvements I've made that I hope you enjoy:**

- New 16 SEER AC inside and out in 2018
- Recent Pergo laminate floors in all the main living areas (no carpet at all!)
- Taller baseboards were added when floors were replaced
- Recent light fixtures and additional recessed can lights
- Recent interior paint in neutral colors—ceilings, walls, doors and baseboards
- Recent exterior paint on Hardi siding/soffit/trim (Brick on 3-sides)
- Master bath completely remodeled (new vanity and marble countertop, tub/trim, and shower)
- Kitchen cabinets painted and new hardware
- High-end Bosch stainless steel appliances (5-burner gas convection oven, and quiet dishwasher) Electricity is available if you don't care for gas cooking
- Fireplace facelift with marble front (remote controlled fireplace)
- Tile in laundry room and new cabinets (gas and electric dryer connections)
- Recent fence with reinforced gate
- Sturdy aluminum attic stair added in garage
- Extra decking added in attic over garage for storage (hurricane shutters are there now and there's still plenty of room)
- Keyless entry locks on exterior and garage. SmartKey locksets can easily be rekeyed without a locksmith
- New ceiling fans in master and family room
- Gutters all around the house
- French drains added for extra protection
- Recent garage door opener and reinforced garage door with keypad for access
- Roof tune up to caulk and seal, replace any damaged shingles

## Westover Park AMENITIES:

- Two recreation centers, each with swimming pools and playgrounds: 321 Westover Park Avenue (RC #1) and 631 Westover Park Avenue (RC#2).
- Two lighted tennis courts, also set up for Pickle Ball play.
- A key is required for access to the tennis courts. The key is \$15 and can be requested by completing the [Request For Tennis Court Key](#) and mailing it to Associa with a check payable to Westover Park Community Association for \$15. The key is then mailed to the resident. Assessments must be paid current in order to purchase a key.
- A Challenge Course Park with a Pro fitness course located at Hamilton and Livingstone Lanes
- Open sports field to be used for soccer, general field type uses, outdoor parties
- Numerous parks and playgrounds throughout the community
- The pools are managed by a professional lifeguard company and are open weekends in May, full time 6 days a week during the summer and weekends through September - schedule is set based on the school district calendar. Pools are only open when lifeguards are on duty. See [Facility Hours](#) for more information.
- Pools can be rented for private parties, outside of the published community swim schedule, from May through September. The Pool Rental Policy can be found [here](#). There is a rental fee and a lifeguard fee for private parties. Regarding requests for private pool parties - please go to the website at [gulfcoastaquatics.com](http://gulfcoastaquatics.com) then click on the Private Party tab and follow the instructions. Information and rates are provided on that tab. Inquiries are processed in the order received. Email inquires will be responded back to the sender asking the sender to go the website. **Your assessments must be paid current in order to request a private party.**
- Access to the community pools is by a colored wrist band, issued annually by the Association through GCA. The registration schedule is published in late spring with dates for registration at Recreation Center #1 in May. All other registration is required to be done at GCA's office. There is no charge for wristbands, and they are only distributed to members residing in the home. Guests are permitted at the pools but must be accompanied by a resident with a current wristband. The current form to obtain wrist bands can be found [here](#).

<https://westoverpark.communitysite.com>