

1019 CRAGMORE, SEABROOK - CLEAR LAKE FOREST SUBDIVISION

CLEARLAKE FOREST SUBDIVISION - 2847 SQFT / 10351 LOT SIZE

5 BEDROOMS / 2.5 BATHROOMS / 2 CAR OVERSIZED GARAGE

FLEX ROOM ATTACHED TO GARAGE FOR HOME OFFICE OR GAMEROOM

CUSTOM DESIGNED / LANDSCAPED LAWN WITH NEW WALKWAY TO ENTRY

UPGRADES AND FEATURES

2019	BEAUTIFULLY CRAFTED DECK WITH SEATING 950 SQFT - TREX TROPICAL WITH CEDAR HANDRAILS	CUSTOM DECK AND PERGOLA
2006	ROOF REPLACED WITH 50 YEAR GAF SHINGLE	BRINKMAN ROOFING
1999	DOUBLE PANED LOW-E WINDOWS THROUGHOUT HOME	GULF COAST WINDOWS
2013	HARDI PLANK EXTERIOR - 10 YEAR WARRANTY	VICTOR'S EXTERIORS
2015	REPIPED HOUSE WITH PEX PIPING	ALL ABOUT BLUMBING
2014	AIR CONDITIONING SYSTEM REPLACED - 12 YR COMPRESSOR WARRANTY & 10 YEAR PARTS, VARIBIL SPEED UNIT WITH PROGRAMMABLE THERMOSTAT - AMERICAN STANDARD UNIT	MAXX AC AND HEATING
2013	LEAF GUARD GUTTERS	LEAF GUARD GULF COAST
2011	FURNACE REPLACED	MAXX AC AND HEATING
2005	HOTWATER HEATER REPLACED	ABACUS PLUMBING
	SPRINKLER SYSTEM FRONT AND BACK	IRRIGATON CONCEPTS
2012	FOUNDATION LEVELING - WARRANTY MUST BE TRANSFERRED AT CLOSING	DUWEST/DAWSOME

INTERIOR FEATURES / UPDATES

KITCHEN-CABINETS PROFESSIONALLY REFINISHED, FLAT SURFACE COOKTOP, BUILT IN DOUBLE OVENS, LG MICROWAVE
 FORMAL LIVING OR GREAT STUDY/FORMAL DINING WITH BAY WINDOW OVERLOOKING FRONT LAWN
 BREAKFAST ROOM HAS BAY WINDOW FACING BACKYARD
 WET BAR BETWEEN KITCHEN AND FAMILY ROOM
 FAMILY ROOM FEATURES BOSE SURROUND SOUND SPEAKERS, GAS LOG FIREPLACE, BUILT IN BOOKSHELVES, PAINTED
 WOOD PANELED WALLS, LARGE WINDOWS OVERLOOKING BEAUTIFUL BACKYARD
 MASTER BEDROOM/BATHROOM-FEATURES PLANTATION SHUTTERS, CALIFORNIA CLOSET SYSTEM,
 SEPARATE VANITY AREA WITH SITTING AREA, MARBLE SHOWER, DOUBLE SINKS, TOILET REPLACED
 SECONDARY BEDROOM-LARGE BEDROOMS WITH BUILT IN DESK/SHELVING-WALK IN CLOSETS AND ALL UPSTAIRS
 SECONDARY BATHROOM-DOUBLE SINKS, WHITE TILE TUB/SHOWER, BUILT IN CABINETS-GREAT STORAGE
 FLEX ROOM/GAMEROOM-LARGE SPACE THAT OPENS TO GARAGE AND BACKYARD-FINISHED SPACE WITH AC UNIT
 NEW CARPET
 LUXERY VINYL PLANK
 ALL NEW PAINT

NOTES AND COMMUNITY FEATURES

CLEAR CREEK SCHOOL DISTRICT/LOW TAX RATE-\$2.38 PER TAX RECORD
 OWNER HAS LIVED IN THE HOME 38 YEARS-ALMOST ORIGINAL OWNER
 NO FLOODING/ZONE X
 2 DRUMMOND RED MAPLES AND 1 MAGNOLIA TREE IN FRONT-2 LIVE OAK TREES IN BACKYARD
 LOCATED CLOSE TO KEMAH BOARDWALK FOR DINING AND ENTERTAINMENT
 PARK AND POOL FOR RESIDENTS USE
 HOW DUES \$171/YEARLY
 SURVEY AVAILABLE