

11633 Grandview Drive

Frequently Asked Questions

- Why did the current owners purchase the home earlier this year and then turn around and almost immediately list it for sale?
 - Shortly before closing, their family/life circumstances substantially changed. This personal event caused them to decide to list the home for sale rather than move in upon closing. The decision had nothing to do with the house itself, only their personal situation.
- Why did the home fall out of option back in May?
 - The buyers located another home in the same neighborhood which they decided they preferred. They backed out to pursue that home instead.
- Do you have a recent inspection report for the property?
 - Yes, a full inspection report is available from May 2021. Please see HAR attachments to view this report and feel free to share with your clients. The report is very typical and what you would expect for a 15 year old home. Since this report:
 - A/C units have been fully serviced to ensure they are cooling perfectly
 - Entire property has been power-washed
 - Boat dock has been professionally re-stained
 - Touch up painting has been done throughout the home
 - Additionally, a brand new pool heater was installed in April 2021
- What's the deal with the canal?
 - According to Grand Harbor HOA, this section of the canal is scheduled to be dredged and cleaned up by San Jacinto River Authority in the near future. They are not permitted to give a specific deadline when this will be complete, but have assured the sellers that it will be done in the near future. This will take care of any weeds etc. currently seen in the canal and make it look like new. Feel free to contact Grand Harbor HOA for more details and confirmation: (936) 582-1054
- What are the neighborhood deed restrictions concerning vacation rentals, boat docks, etc?
 - Governing documents, including detailed deed restrictions, for Grand Harbor can be found at: <https://www.grandharborpoa.com/ccrs>
 - This property is located in SECTION 9