

**16634 Jamaica Beach Drive  
Jamacia Beach, Texas**

**Updates and Upgrades**

Concrete Driveway added July 2020

Custom Plantation Wood Shutter with casing that matches the rest of house  
- Interior all windows and sliding door - June 2020

New Aluminum Electric Meter and Galvanized Main Breaker box (1/2022 -  
scheduled)

Carrier 4 ton R410 central air/heat unit inside and out installed May 2020.

New Kitchen Shaker Style White Kitchen Cabinets, Quartz counters, farm  
house sink, garbage disposal and fixtures - February 2019

REM HALO system (installed in ventilation) was also installed for clean air  
and germ free in 2021)

AC/HEAT ventilation air ducts were replaced in May 2020.

Showcase Vinyl Impact Resistant Windows, single hung and Low E glass  
throughout the house - **Rated DP55 to DP65 - 170 MPH** - installed 2013.

Nuema Vinyl Low E glass impact resistant sliding glass door, design pressure  
- **DP50 - 170 MPG**, Replaced in 2013.

Has been completely repainted on exterior using Sherwin Williams Emerald  
paint - last painted 2019.

The front bath and master baths have been completely remodeled featuring  
new vanities, tumbled slate walk-in showers, tile floors and natural wood  
plank ceilings, and all fixtures throughout have been replaced.

All three large bedrooms have been remodeled with crown molding  
throughout that adds that extra high-end touch.

The main hallway and entire front room have solid wood plank ceilings and  
flooring throughout that is a must for this house.

The hot water heater is newer with separate disconnect.

Roof was completely replaced in September 2015 with 30 year shingles.

Rain gutters on part of the house were installed in 2016.

Stainless steel Whirlpool refrigerator, stove with double oven, overhead microwave and dishwasher were replaced in 2015

The downstairs provides a 298 sq. ft. storage room with two large antique double doors that makes for the perfect stow away for all of your beach toys, tents, barbeque grill and that golf cart you may want to use to see more of the beach. Plumbing is stubbed out to convert to a one bedroom and bath if desired.

Original solid wood plank ceiling in entire front of house and new wood plank ceiling added in master bath, hallway, and laundry room.