



RE/MAX
Space Center
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REALTOR*

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2220 E League City Pkwy Ste 206
League City, TX 77573

FYI to Buyers

Address: 305 25th Ave N Texas City Tx 77590

Zoned Public Schools

Elementary: Roosevelt - Wilson Elementary Junior High:
Middle School: High School: Texas City High School

Neighborhood Information

Amenities:
NEVER FLOODED - like Harvey, etc. Walking paths, walk or bike to Galveston Bay, close to TC Dike and Kite Surfing Beach, quiet neighborhood, birds + butterflies visit garden, great friendly neighbors, Short drive to Galveston, beaches, etc.

Home information

Flooring Material: Tile, new carpet, ^{Wood} laminate in main bedroom
Countertop Material: granite, butcherblock
Cabinet Type:

Please provide the age for the following

Oven: <u>unknown</u>	Dishwasher: <u>2yr</u>	Heater: <u>?</u>	# of Heater Units: <u>1</u>
Stove: <u>unknown</u>	Roof: <u>unknown</u>	Water Heater: <u>?</u>	# of Water Heater Units: <u>1</u>
Pool: <u>N/A</u>	Carpet: <u>1yr</u>	AC: <u>?</u>	# of AC Units: <u>1</u>
Pool Equipment: <u>N/A</u>			

Circle one

Heat: Gas or <u>Electric</u>	Dryer: Gas or <u>Electric</u> <u>ventless!</u>
Stove: Gas or <u>Electric</u>	If Electric, are there gas connections also: YES or <u>NO</u>
Oven: Gas or <u>Electric</u>	
Attic Fans: Yes or <u>No</u>	Double-pane windows: <u>Yes</u> or No <u>Storm-Rated</u>
Attic Vents: <u>Yes</u> or No <u>?</u>	Programmable Thermostat: <u>Yes</u> or No

Recent Updates:

New paint inside + out, new bath surround + tile in main bathroom, gated garden w/raised beds, new storm-rated windows, new storm door, (removable) built-in shelves in all closets + garage, new kitchen counters + sink, new ^{ALL} appliances (except oven), new ^(dishwasher/fridge/W+D) electrical, some new light fixtures, established fruit trees + shrubs, Nest smart thermostat, new fiber-optic internet cable, new/updated plumbing in exterior-facing walls, new garage opener, garage work bench, chicken coop or st.

Energy Saving Features:

New Storm-rated windows, Nest smart-thermostat

Are there any existing warranties?

Lifetime warranty on windows

Is there an existing survey? Yes

Utility Costs

Electric	Average Summer: \$80 ⁰⁰ /mo	Average Winter: \$70 ⁰⁰ /mo
Gas	Average Summer: N/A	Average Winter: N/A
Water	Average Summer: \$50 ⁰⁰ /mo	Average Winter: \$50 ⁰⁰ /mo

Taxes	Without Exemptions: \$ <u>escrowed</u>	With Exemptions: \$ <u>Homestead</u>
HOA Dues	\$ <u>N/A</u>	Circle one: HOA is paid Annually or Monthly

Cost of Insurance (Company: USAA)

Homeowners Policy: \$ <u>bundled</u>	Windstorm: \$ <u>escrowed</u>
Flood: \$ <u>escrowed</u> Is flood required? Yes or <u>(No)</u>	Do you have an elevation cert.? Yes or No ?

Are there any exclusions?

What days are the following?

Trash Pick up: <u>Tues + Fri</u>	Recycling Pick up: <u>You drop off @ Biosphere</u>
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Additional Information

Mailbox Number: on house

Any regular maintenance agreements?

N/A

What are the top 5 things that buyers should know about your home?

- 1 Walking trails/Biking trails /Close to Bay
- 2 Beautiful, productive organic garden w/many pollinator visitors
- 3 Gorgeous new kitchen
- 4 Large, bright living areas
- 5 Thoughtful updates (new appliances, new electrical, new windows, new

We have loved living here!

paint,
new
carpet)
etc