



Homeowner's Brag Sheet

Property Address: 2503 18th St N, Texas City, TX 77590

- *Custom-built home*
- *Original owner (pride of ownership)*
- *Custom solid wood cabinetry built on-site*
- *BIGGEST LOT IN THE SUBDIVISION (as per seller)*
- *Completely remodeled primary suite (including bathroom), Fall 2021*
- *Primary bathroom shower handicapped accessible*
- *AC is relatively new (4-5 years old)*
- *Ceiling fans in living areas and bedrooms*
- *Huge covered back porch with two ceiling fans*
- *Enormous backyard with lots of shade*
- *Gas fireplace*
- *Gas outlet on back patio for grill*
- *Cul-de-sac lot*
- *Exterior window shutters*
- *Home office space*
- *Crafting/sewing room*
- *Double garage with back garage door leading to back yard*
- *Large kitchen/breakfast room with island*
- *Spacious living area with two floor outlets (for lamps)*
- *Main living area could be enlarged to include the back patio (wall between patio and living room is non-load bearing)*
- *Large storage shed in back yard*
- *Seller has all of the blueprints and construction photos-a great resource for any homeowner*
- *Lots of decked attic space*