



FYI to Buyers

Address: 2201 Meadows Blvd., League City, TX 77573

Schools: Elementary Goforth Elementary Junior High League City Intermediate High School Clear Creek High School

Neighborhood

Amenities: Water conservation park; neighborhood school within walking distance; quiet golf cart community

Flooring material: Ceramic tile **Countertop material:** Granite

Cabinet type: Kraft Maid Custom Wood Cabinetry

Please Provide the Age for the following:

A/C: 2018 # of units: 1 Heater: 2018 # of units 1

Oven: 2015 Dishwasher: 2017 Roof: 2019

Stove: 2015 Water Heater: 2020 Carpet: 2022

Pool: 2018 Pool Equipment: varies

Circle one:

Heat: Electric / Gas Stove: Electric / Gas Oven: Electric / Gas

Dryer: Electric / Gas If Electric are there gas connections also Y or N

Recent Updates? _____

Pool has a heating option (gas) _____

Energy Saving Features:

Attic fans: yes no Attic vents: yes/no insulated windows: yes/no programmable thermostat: no

Are there any existing warranties? A/C 10 year warranty

Have their been any insurance claims? 2017 Hurricane Harvey, less than 6 inches of water. Replaced walls, floors, doors, baseboards, remodeled Master bath, replaced bathroom amenities (cabinets, toilets, etc.), converted gas fireplace to electric (with heat), shiplapped two walls, etc.

Is there an existing survey? Yes

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Utility Cost

Electric: Average summer \$316.75 **Winter** \$269.50

Gas: Average summer \$96.07 **Winter** \$132.59

Water: Average summer \$165.55 **Winter** \$117.00

Water/Trash included together

Taxes County Tax \$2102.56
School Tax \$3014.95 **Taxes after exemptions** _____ **HOA dues** \$200 annually

Are there any Exclusions? If so please list

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

- Since 2017, the house is basically new - NEW A/C, roof, heater, water, heater, pool, fireplace, doors, larger baseboards and doorframes,
1. custom doors in kitchen, remodeled kitchen and master bathroom, sprinkler system, landscaping, gas firepit with seating wall.
 2. Large corner lot with basically two backyards, one with a pool and one with a growing family in mind - from swing sets to trampolines and water slides, to crawfish boils and large holiday events (Easter egg hunts, teenage parties - the backyard can be transformed for any occasion.
 3. The kitchen was made me fall in love with the house in 2006 (even with builder grade materials) and I still love it today. It is a great place to congregate. The double oven is amazing for the holidays. My favorite part of the remodel is the wine cabinet/fridge, the spice rack, and the no-slam cabinets with plenty of room for everything.
 4. The garage was converted into another entertaining area - bar, half bath, TV, darts, ringtoss game; it is an extension of the house and is used frequently.
 5. The upstairs of the garage is partially finished and we use as storage for camping and fishing equipment, as well as seasonal decorations.
 6. The electric fireplace is used daily for the ambiance and in the winter to break the chill in the main portion of the house since we do not like to use the heater at night.
 7. Fence installed spring 2022
 8. Pool is just the right size for daily use and visible from every window in the living room and kitchen.
 9. The pantry is large easily accessible.
 10. _____

What days are the following:

Trash pickup: Monday and Thursday **Recycling:** Monday

Mailbox number (if applicable) _____ **Any Regular Maintenance agreements?** No

Cost of: Homeowners Policy \$1782 (Hazard) **Windstorm** \$2904.00

Flood Insurance \$572.00