

4236 Las Palmas, Galveston, Texas 77554
LOT 79 & S 30 FT OF LOT 78 BLK 1 PALM BEACH—10,690 sf

1. Elevation: 14 feet
2. Electricity Costs: High: \$191.77 Low: \$80.18
3. Galveston Tax \$4513.75 Dec 2022
4. Flood Insurance \$2727.00 per year
5. Texas Windstorm \$745.00 per year
6. Homeowner's Insurance \$1175.00 per year
7. New Roof with 2x4 prefinished steel roof edging—November 2021
8. New 3-ton 14 SEER R-410A Air Handler with Heat and Matching Condenser—Feb 2019
9. Water Heater—January 2023
10. Plumbing—some pipes in attic have been replaced with Pex—February 2021
11. Pipes to Downstairs Shower—Pex—2021
12. Shut-Off Valve for downstairs shower is in the linen closet (nice to have in winter)
13. 2 Dual Flush Toilets—April 2015
14. Crack in pre-fabricated Shower Stall wall—does not affect showering
15. Windows and front door along the front of the house were updated in June 2015 with hurricane proof glass—
Simonton windows and Therma-Tru French Door.
16. Electric Storm Shutters on all but one window which has a manual-wind wand.
17. 5 Windows have screens—perfect for airflow. Other windows are screenless to enjoy the view.
18. Siemens First Surge™ Total Home Surge Protection—March 2022
19. New Electrical—200 Amp Meterbase & 200 Amp Disconnect (exterior)—January 2023
20. GE 4.8 cu. ft. Front Loading Washing Machine -- December 2020 (3 yr protect warranty plan)
21. Maytag 7 cu. ft. Dryer—May 2016
22. LG Dishwasher—March 2021 (5 yr protect warranty plan)
23. GE Electric Range with self-cleaning oven—February 2021 (5 yr protect warranty plan)
24. Refrigerator
25. Countertop Microwave
26. Under Sink Drinking Water Filter; Spigot—January 2021
27. Kitchen Faucet—January 2021
28. Laminate Plank Flooring—September 2018
29. Curtain Rods

Included with sale of house:

1. Two Queen Beds
2. Wood Side table in Master Bedroom
3. Two drawer dresser
4. Wood side table
5. Wall Mirror in second Bedroom
6. Two wall mirrors in Living Room
7. 4 kitchen/dining wood chairs
8. Sofa
9. Rattan Chair
10. LR Floor Lamp
11. LR Table Lamp
12. Pots, baking pans, dishes, cutlery, flatware, drinking glasses.
13. Two white vanity tables
14. Ironing Board and Iron
15. 42 Inch Flat Screen Television
16. Picnic Table