

171 Bora Bora Tiki Island Tx 77554

1696 sq ft upstairs  
3 bedrooms and 2 full baths  
Additional restroom and shower in garage downstairs

Upstairs:  
Utility room with washer/dryer/hot water heater/freezer/pantry  
Full kitchen with dish washer, fridge, mw and more.

New complete Air and heat installed 2021  
Refrigerator bought May 2022  
Washing machine 2020  
Leather couch and love seat both electric reclining 2020  
Flooring about 4 or 5 years ago  
Kitchen and baths counter tops about 5 years ago  
Total new boat dock recently installed  
Front deck new  
All beds and most furniture stay  
Storm shutter on all windows ones in sun room are electric all others are manual

HOA \$100 a year

Water/sewer/etc been paying 60.50 month some folks say is its going up some

Electricity - we use 4Change energy. Have not been there much since I fell but keep it on around 85 degrees. Bill recently has been about 31.00 The longer we stay and hotter the weather the higher the bill. Can pull up old records but think 80.00 is close.

Several internet companies to signup with. I use ATT because my email is with yahoo. Which one you decide you pay to them.

TV service: many people combine internet and tv providers. Some folks separate the two but the cost is paid by you.

Taxes are paid to two places. Galveston County property tax and Texas City School Dist. The 2021 combined total was approximately 8.500 I don't have the 2022 here but think it went up a few hundred.

Prime location due to no house straight across canal because of large water turning basin on canal side of house. Only a few houses from open West Bay. Great view from deck.

We will only sale it fully furnished and everything is in excellent condition. Cheryl wants to keep a few old family items.

Hope this answers your questions.