



Seller's Net Sheet

02/10/2023

Prepared for:

Gidget

📍 _____, TX



📅 **Closing Date:** February 10, 2023

Sales Price: \$542,000.00 (Con)

Sale Type: Con

Prepared by:



Cyndi De Palermo

📞 (281) 468-6314

✉️ cyndide74@gmail.com

Red Diamond Realty
3210 Hwy 3 Ste D, Dickinson, TX
77539

The following data is for estimation purposes only and the accuracy of the figures is not guaranteed. The actual costs with respect to each transaction will vary depending on the circumstances.

SETTLEMENT COSTS

Listing Broker Fee	\$21,680.00
Discount Points	\$0
Seller Paid Buyer Costs	\$0.00
Appraiser	\$0.00
Document Preparation/Attorney Fee	\$250.00
Escrow Fee	\$0.00
Recording Fee	\$25.00
Sub Total: \$21,955.00	

OTHER COSTS

Present 1st Mtg Balance	\$0.00
Present 2nd Mtg Balance	\$0.00
Interest Due on 1st Mtg	\$0.00
Interest Due on 2nd Mtg	\$0.00
Pre-Payment Penalty 1st Mtg	\$0
Pre-Payment Penalty 2nd Mtg	\$0
Payoff C/D, 2nd Mtg, Lien, Home Imp., etc.	\$0.00
Title Policy	\$3,161.00
Pro Rated Taxes	\$0.00
Home Warranty Policy	\$0.00
Special Assessments Search	\$0.00
Home Inspection	\$0.00

Inspections	\$0
Lender Requirements (FHA/VA)	\$0.00
HOA Transfer Fee	\$300.00
Messenger Charge	\$0.00
Underwriting Fee	\$0.00
Tax Service Fee	\$70.00
Application Fee	\$0.00
Flood Certificate	\$0.00
Lender's Inspection Fee	\$0.00
Final Inspection	\$0.00
Processing Fee	\$0.00
HOA Fee	\$0.00
<hr/>	
Extra Costs	
survey if needed	\$500.00
tielamend	\$150.00

Sub Total: \$4,181.00
 Est. Seller Costs: \$26,136.00

Total Estimated Net Proceeds:
\$515,864.00

Seller Signature

Date

Porch Sq Ft:	59	Patio/Deck 2 Area:	177
Parking Type:	Type Unknown	Garage Type:	Garage
Garage Capacity:	0	Garage Sq Ft:	535
Roof Material:	Composition Shingle	Interior Wall:	DRYWALL
Floor Covering Material:	CARPET	Foundation:	Slab
Exterior:	Brick Veneer	Year Built:	2017

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Main Area	S	2,107			2017
Main Area 2nd Fl	S	1,341			2017
Open Porch	S	59			2017
Open Porch	S	177			2017
Garage	S	535			2017

Last Listing



Single-Family **Sold**
 ML#: **9755980**
 Address: **2602 Murano Drive**
 Area: **33**
 Tax Acc #: **4493-0602-0044-000**
 City/Location: **Texas City**
 County: **Galveston**
 Market Area: **Texas City**
 Subdivision: **Lago Mar**
 Lot Size:
 Lot Value: **No**
 Master Planned: **Yes/Lago Mar**
 Lease Also: **No**
 Legal Desc: **Lot 44 Blk 2**

List Price: **\$399,755** ↓
 Orig Price: **\$422,094**
 LP/SF: **\$116.68**
 DOM: **99**
 State: **Texas**
 Zip Code: **77568**
 Key Map:
 Country: **United States**
 Section #: **6**
 SqFt: **3,426 / Builder**
 Year Built: **2017 / Builder**

Directions: **Directions to Model Home:Go 45 south, exit Holland, less than a mile pass the Tanger Outlets turn right on Lago Mar Boulevard, left on Weymouth , left on Grand Bend Drive and Left on Broadhaven. Model is on the right side.**

Listing Office Information

List Agent: [westin/Tammy Fruge](#)
 Agent Cell:
 Agent Phone: **281-509-3036**
 Address: **2245 Texas Dr Suite 600, Sugar Land TX 77479**
 List Agent Web: www.westinhomes.com
 Agent Email: tammy@frugeproperties.com
 Licensed Supervisor:
 List Broker: [WESH01/Westin Homes](#)
 Appt #: [Request an Appointment](#)
 Office Phone: **713-977-7469 / ShowingTime**
 Fax #: **281-509-3036**
 Office Web: www.westinhomes.com

School Information

School District: **17 - Dickinson**
 Middle: **LOBIT MIDDLE SCHOOL**
 2nd Middle:
 Elem: **LOBIT ELEMENTARY SCHOOL**
 High: **DICKINSON HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional**
 Type: **Free Standing**
 New Constr.: **Yes/To Be Built/Under Construction**
 Lot Dim:
 Frt. Door Faces:
 Gar/Car:
 Showing: **Accompany, Appointment Required, Supra Keybox**
 Instruct:
 Agent Remarks:

Thank you for showing! Limited Service Listing. Ask about Westin's 2018 Realtor Loyalty Program. Westin Homes NEW Construction (Preston III, Elevation A). Call Sales Manager Ryan Hull at (281) 994-7303 or email Sales at rhull@westin-homes.com for more information. Office Hours: Mon-Sat 10 am-7pm, and Sun Noon -7pm. Appointments can be scheduled via CSS at 713-977-7469. Use Builder's contract only. Please verify room dimensions and schools.

Physical Property Description:

Westin Homes NEW Construction (Preston III, Elevation A) A Home That Makes A Statement! Beautiful Rotunda Entry. Includes: 4 bedrooms, 3.5 baths, Formal Dining room, Private Study & Chef's Dream Island Kitchen with Breakfast area. Kitchen finished with Stainless Steel Appliances and Granite Counters. Master Suite on 1st floor features stylish accents and great closet space. Upstairs complete with 3 bedrooms and 2 baths, Game Room, and Media Room. Attached 3 car garage!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	14X17	1st	Bedroom	11X12	
Bedroom	11X11		Bedroom	12 x 11	
Dining Room	14X10		Game Room	15X12	2nd
Family Home	16 x 17		Media Room	13X14	
Office/Study	11X12				
Primary Bath					



Single-Family **Incomplete**
 ML#: **62833577** List Price: **\$565,000**
 Address: **[2602 Murano Drive](#)** Orig Price:
 Area: **33** LP/SF: **\$163.86**
 Tax Acc #: **4493-0602-0044-000** DOM:
 City/Location: **Texas City** State: **Texas**
 County: **Galveston** Zip Code: **77568 - 2619**
 Market Area: **Texas City** Key Map:
 Subdivision: **Lago Mar Pod 11 Sec 6** Country: **United States**
 Lot Size: **9,385 / Appr Dist** Section #: **6**
 Master Planned: **Yes/Lago Mar** SqFt: **3,448 / Appr Dist**
 Legal Desc: **LAGO MAR POD 11 SEC 6**
(2017) ABST 11, BLOCK 2, LOT
44, ACRES
 Lease Also: **No** Year Built: **2017 / Appr Dist**

Listing Firm: **Red Diamond Realty**
 Directions: **Take I45 to Lago Mar onto Lago Mar Blvd. left on Gales Point, right on Murano.**

School Information

School District: **[17 - Dickinson](#)** Elem: **[LOBIT ELEMENTARY SCHOOL](#)**
 Middle: **[LOBIT MIDDLE SCHOOL](#)** High: **[DICKINSON HIGH SCHOOL](#)**
 2nd Middle: **[MCADAMS JUNIOR HIGH SCHOOL](#)**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional** # Stories: **2** Bedrooms: **4/**
 Type: **Free Standing** Access: Baths F/H: **3/1**
 New Construction: **No** Appx Complete: Builder Nm: **Westin**
 Lot Dim: Acres: **.215 / 0 Up To 1/4 Acre**
 Frt. Door Faces: Garage: **3/Attached Garage, Oversized Garage**
 Gar/Car: **Auto Garage Door Opener, Double-Wide Driveway** Carport:

Physical Property Description:

Large & Lovely Lakeview Beauty! This Westin home (Preston III with A elevation) features a stunning rotunda entryway with a winding staircase to the 2nd floor. This home has it all including a formal dining room, home office, media room, game room & enlarged patio. The kitchen is a chef's delight with abundant storage, counter space, & stainless appliances. This open floorplan has over 3400 sq ft of living space. The living room features a beautiful view of the lake along with a fireplace. The primary bedroom, located on the first floor, offers a private retreat with additional views of the lake & a primary bath with all the bells & whistles you desire. The huge walk-in closet leads to the laundry room for the owner's convenience. Upstairs are 3 additional bedrooms & 2 baths along with the game room & media room. This sought-after neighborhood features a 7-acre lagoon complete with a restaurant, sailing club & water activities. Located off I45, midway between Houston & Galveston.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	14 x 17	1st	Bedroom	11 x 11	2nd
Bedroom	11 x 12	2nd	Bedroom	11 x 12	2nd
Home Office/Study	11 x 12	1st	Media Room	13 x 14	2nd
Game Room	15 x 12	2nd	Living Room	16 x 17	1st
Dining Room	14 x 10	1st			

Bathroom Desc: **Primary Bath: Double Sinks, Primary Bath: Jetted Tub, Primary Bath: Separate Shower**
 Bedroom Desc: **En-Suite Bath, Primary Bed - 1st Floor, Walk-In Closet**
 Room Desc: **1 Living Area, Breakfast Room, Formal Dining, Gameroom Up, Home Office/Study, Living Area - 1st Floor, Utility Room in House**
 Kitchen Desc: **Island w/o Cooktop, Kitchen open to Family Room, Pantry, Pots/Pans Drawers, Soft Closing Cabinets**

Interior, Exterior, Utilities and Additional Information

Microwave: **Yes** Dishwasher: **Yes** Compactor: **Yes** Disposal: **Yes**
 Fireplace: **1/Gaslog Fireplace** Utility Dist: **Yes** Sep Ice Mkr:
 Connect: **Electric Dryer Connections, Gas Dryer Connections, Washer Connections** Range: **Gas Cooktop**
 Energy: **Ceiling Fans, Digital Program Thermostat, Energy Star/CFL/LED Lights, Energy Star/Reflective Roof, HVAC>13 SEER, Insulated/Low-E windows, Insulation - Batt, Insulation - Blown Fiberglass, Radiant Attic Barrier** Flooring:

Oven: **Green/Energy Cert: Environments for Living** Foundation: **Slab**
 Countertops: **Granite**

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History

Listing History from MLS

MLS#: [97555980](#)
Sold

[2602 Murano Drive Texas City 77568](#)

Prop Type: RES



Office	Agent	Field Name	Change Info	Change Type	Price	Date	DOM
DMON01	DEPALERC	Status	PSHO->CLOSD	Sold	\$387,500	06/06/18 03:26 PM	99
DMON01	DEPALERC	Status	ACT->PSHO	Pending Continu	\$399,755	05/06/18 03:04 PM	99
WESH01	westin	ListPrice	\$414,755->\$399,755	Price Decrease	\$399,755	04/10/18 02:36 PM	76
WESH01	westin	ListPrice	\$422,094->\$414,755	Price Decrease	\$414,755	01/24/18 11:33 AM	0
WESH01	westin	Status	->ACT	New Listing	\$422,094	01/24/18 10:04 AM	0

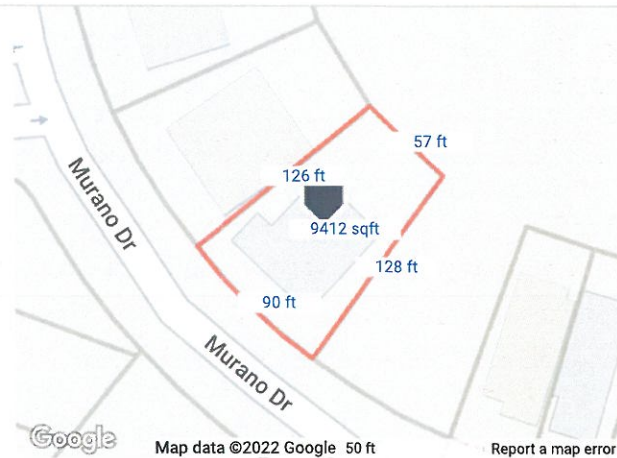
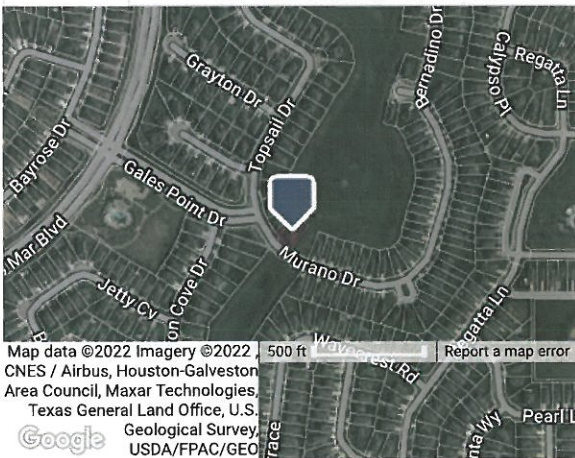
Deed History from Public Records

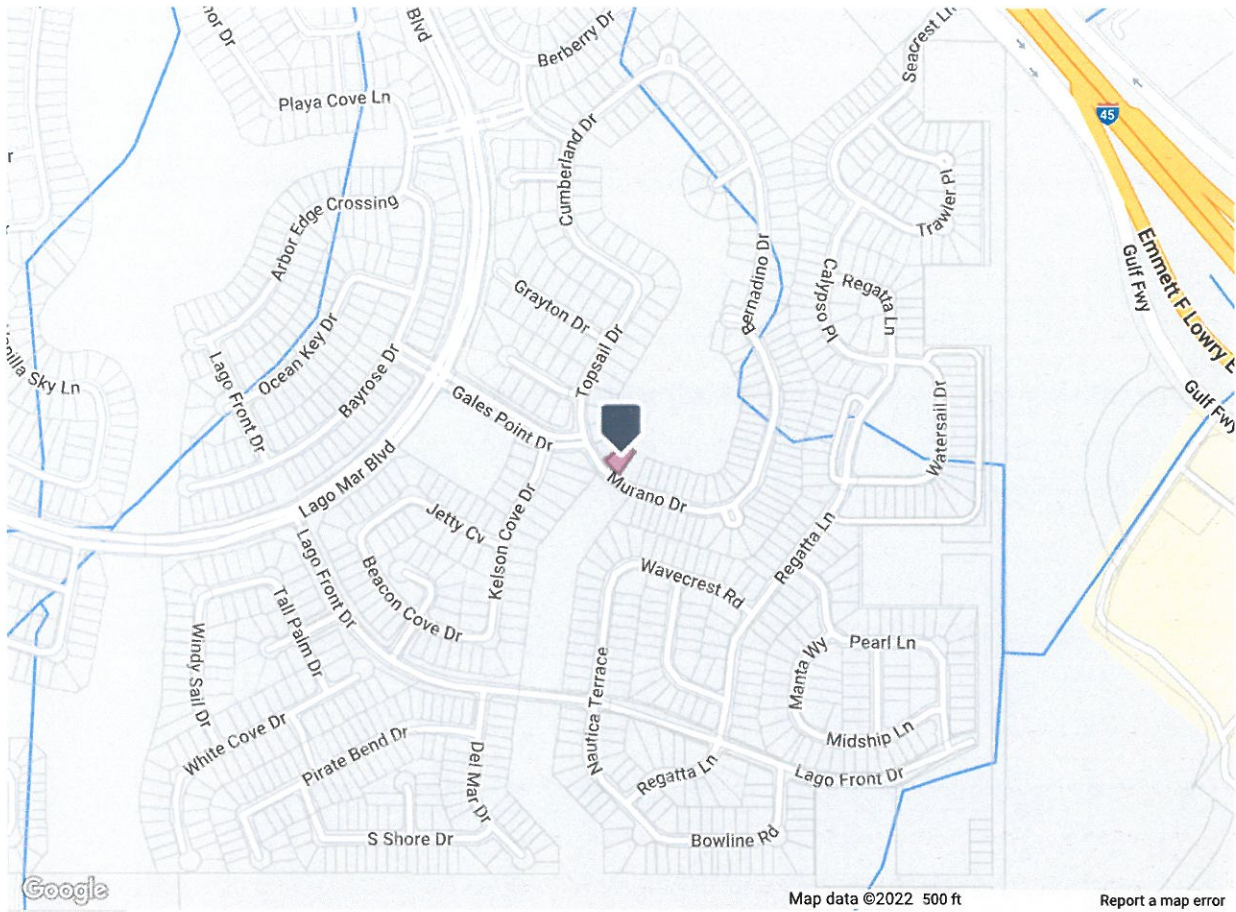
Rec. Date	Deed Date	Nom.	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Doc. #	Document Type
06/05/18	06/01/18		Gallow Gidget B		Westin Homes & Properties Lp	33048	Special Warranty Deed

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type Code	Borrower Name	Borrower Name 2Term	Int Rate	Title Company
06/05/2018	\$228,000	Midamerica Mtg Inc	YEARS		30		

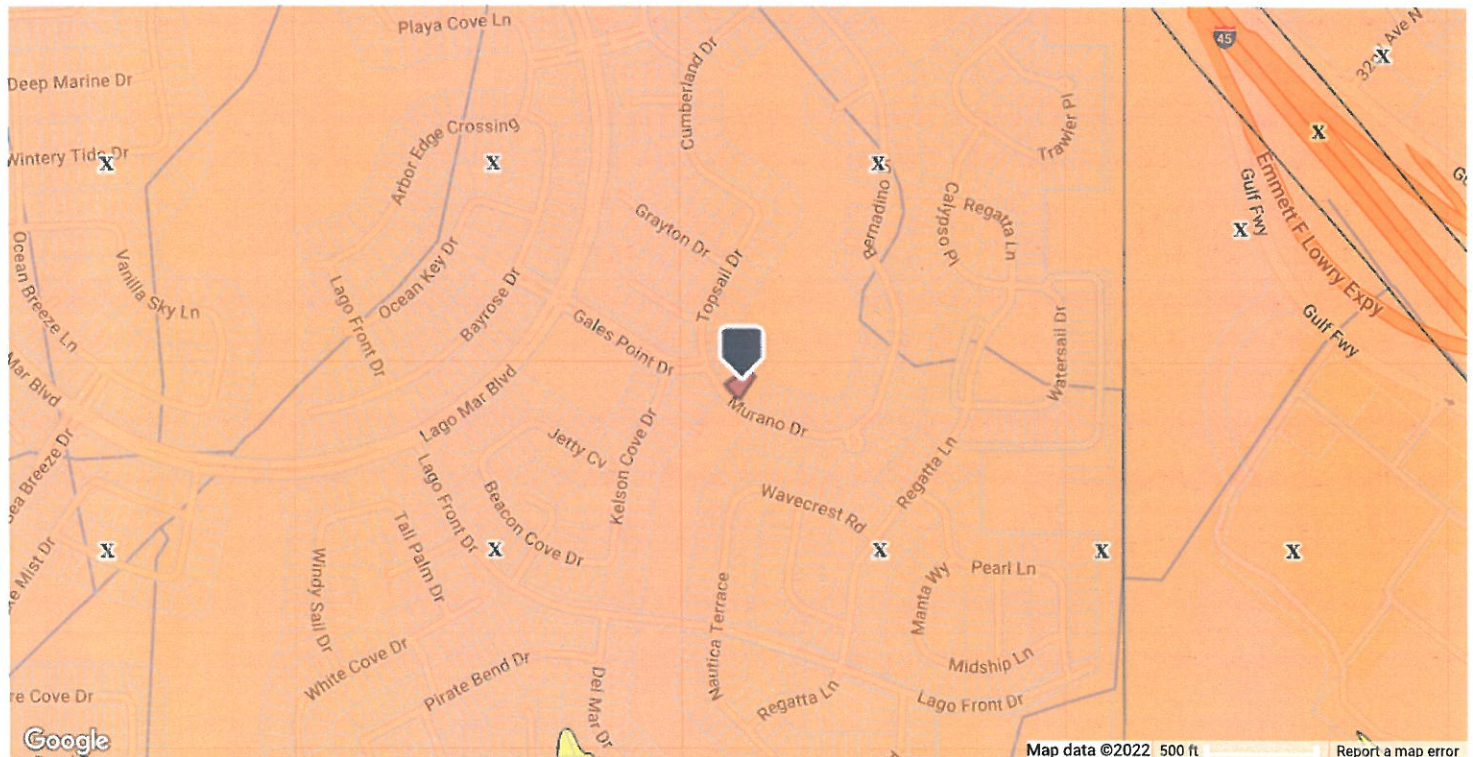
Parcel Map





Flood Map

Flood Zone Code:	X	Special Flood Hazard Area (SFHA):	Out
Flood Zone Date:	08/15/2019	Within 250 Feet of Multiple Flood Zone:	No
Flood Zone Panel:	48167C0245G	Flood Community Name:	TEXAS CITY
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Tax Property 360 Property View

2602 Murano Drive, Texas City, TX 77568-2619 Galveston County  Sold 06/06/2018

Tax

Owner Information

Owner Name:	Gallow Gidget B	Owner Occupied:	Yes
Carrier Route:	C014	Tax Billing Address:	2602 Murano Dr
Tax Billing City & State:	Texas City Tx	Tax Billing Zip:	77568
Tax Billing Zip+4:	2619		

Location Information

Subdivision:	Lago Mar Pod 11 Sec 6	School District Name:	Dickinson ISD
Township:	Texas City	MLS Area:	33
Market Area:	TEXAS CITY	Census Tract:	723300
Neighborhood Description:	4493.1-4493.1		

Estimated Value

RealAVM:	\$501,100	Estimated Value Range High:	\$531,500
Estimated Value Range Low:	\$470,600	Value As Of:	12/12/2022
Confidence Score:	97	Forecast Standard Deviation:	6

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Parcel ID:	4493-0602-0044-000	Parcel ID:	449306020044000
Block #:	2	% Improved:	85%
Tax Area:	GGA		
Legal Description:	LAGO MAR POD 11 SEC 6 (2017) ABST 11, BLOCK 2, LOT 44, ACRES 0.215		
Exemptions:	Homestead		

Assessment & Taxes

Assessment Year	2022	2021	2020
Assessed Value - Total	\$455,408	\$414,007	\$376,370
Assessed Value - Land			\$77,800
Assessed Value - Improved			\$298,570
YOY Assessed Change (\$)	\$41,401	\$37,637	
YOY Assessed Change (%)	10%	10%	
Market Value - Total	\$514,460	\$439,810	\$376,370
Market Value - Land	\$77,800	\$77,800	\$77,800
Market Value - Improved	\$436,660	\$362,010	\$298,570
Tax Year	2022	2021	2020
Total Tax	\$15,719	\$14,702	\$13,752
Change (\$)	\$1,017	\$950	
Change (%)	6.92%	6.91%	

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Dickinson ISD	\$5,892.98	Actual	1.294
Galveston County	\$1,674.02	Actual	.36759
Mainland College	\$1,218.76	Actual	.26762
Texas City	\$2,231.50	Actual	.49
County Road/Flood	\$38.45	Actual	.00844
Drainage 01	\$314.23	Actual	.069
Galveston Mud 56	\$4,349.15	Actual	.955

Characteristics

Land Use - CoreLogic:	Sfr	Land Use - County:	Sgl-Fam-Res-Home
Land Use - State:	Sgl-Fam-Res-Home	Lot Acres:	0.2154
Lot Sq Ft:	9,385	# of Buildings:	1
Building Type:	Residential	Building Sq Ft:	3,448
Gross Sq Ft:	3,448	Ground Floor Sq Ft:	2,107
2nd Floor Sq Ft:	1,341	Stories:	2.0
Fireplace:	Y	Cooling Type:	Central
Heat Type:	Central	Porch:	Open Porch

▼ Owner Information

Owner Name	Gallow Gidget B
Tax Billing City & State	Texas City, TX
Owner Occupied	Yes
Tax Billing Zip	77568
Carrier Route	C014
Tax Billing Zip+4	2619
Tax Billing Address	2602 Murano Dr

▼ Assessment & Tax

Assessment Year	2022	2021	2020
Assessed Value - Total	\$455,408	\$414,007	\$376,370
Assessed Value - Land			\$77,800
Assessed Value - Improved			\$298,570
Yoy Assessed Change (\$)	\$41,401	\$37,637	
Yoy Assessed Change (%)	10%	10%	
Market Value - Total	\$514,460	\$439,810	\$376,370
Market Value - Land	\$77,800	\$77,800	\$77,800
Market Value - Improved	\$436,660	\$362,010	\$298,570

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$13,752		
2021	\$14,702	\$950	6.91%
2022	\$15,719	\$1,017	6.92%

Jurisdiction	Tax Rate	Tax Amount
Dickinson Isd	1.294	\$5,892.98
Galveston County	.36759	\$1,674.02
Mainland College	.26762	\$1,218.76
Texas City	.49	\$2,231.50
County Road/flood	.00844	\$38.45
Drainage 01	.069	\$314.23
Galveston Mud 56	.955	\$4,349.15
Total Estimated Tax Rate	3.4516	

MUD Bond Info

3448

COMPS



Single-Family **Sold**
 ML#: **87323918**
 Address: **13101 Wintery Tide Drive**
 Area: **33**
 Tax Acc #: **4494-0201-0037-000**
 City/Location: **Texas City**
 County: **Galveston**
 Market Area: **Texas City**
 Subdivision: **Lago Mar**
 Lot Size: **8,280 / Appr Dist**
 Lot Value: **No**
 Master Planned: **Yes/Lago Mar**
 Lease Also: **No**
 Legal Desc: **LOT 37 BLK 1**

List Price: **\$529,637** ↑
 Orig Price: **\$573,182**
 LP/SF: **\$152.59**
 DOM: **190**
 State: **Texas**
 Zip Code: **77568**
 Key Map:
 Country: **United States**
 Section #: **5-2**
 SqFt: **3,471 / Builder**
 Year Built: **2021 / Builder**

Directions: Go 45 south. After passing over FM517, you'll exit almost immediately on your right using the temporary "orange sign" for Holland/Exit #17. Stay on feeder, passing Bu-gee's and the Tanger outlet. You'll then see the Lago Mar directional signage on your right, where you'll turn on Lago Mar Blvd. R on Crystal View Blvd, L on Secret Lagoon Ln. Secret Lagoon Ln turns right and becomes Wintery Tide Dr. House is on the left.

Listing Office Information

List Agent: [westin/Tammy Fruge](#)
 Agent Cell: **281-509-3036**
 Address: **2245 Texas Dr Suite 600, Sugar Land TX 77479**
 List Agent Web: www.westinhomes.com
 Agent Email: tammy@frugeproperties.com
 Licensed Supervisor:
 List Broker: [WESH01/Westin Homes](#)
 Appt #: [Request an Appointment](#)
 Office Phone: **281-994-7303 / On-Site Sales Office**
 Office Fax #: **281-509-3036**
 Office Web: www.westinhomes.com

School Information

School District: **17 - Dickinson**
 Middle: **LOBIT MIDDLE SCHOOL**
 2nd Middle:
 Elem: **LOBIT ELEMENTARY SCHOOL**
 High: **DICKINSON HIGH SCHOOL**

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Description Information

Style: **Traditional** # Stories: **2** Bedrooms: **4/**
 Type: **Free Standing** Access: Baths F/H: **3/1**
 New Constr.: **Yes/To Be Built/Under Construction** Appx Complete: **10/13/2021** Builder Nm: **Westin**
 Lot Dim: Acres:
 Frt. Door Faces: Garage: **2/Attached Garage, Oversized Garage**
 Gar/Car: Carport:
 Showing **Appointment Required**
 Instruct:

Agent Remarks:
 Thank you for showing! Westin Homes NEW Construction (Preston III, Elevation B). AGENTS: ALL APPOINTMENTS, APPRAISALS AND INSPECTIONS are scheduled via the onsite Sales Manager!! Contact Sara Smith at (281)994-7303 or email ssmith@westin-homes.com for appointments or more information. Office Hours: Mon-Sat 10:00am-6pm, and Sun 12:00-6pm. Limited Service Listing. Use Builder's contract only. Please verify room dimensions and schools.

Physical Property Description:
 Westin Homes NEW Construction (Preston III, Elevation B) Two Story. 4 bedrooms, 3.5 baths. Family Room, Formal Dining Room and Study. Private Master Suite downstairs with large walk in closet. Spacious Game Room and Media room upstairs. Covered patio and attached 2.5 car garage. Representing a prime location off I-45 South in the Galveston-Clear Lake corridor, you'll find Lago Mar and its resort style living! Bay Area breezes will caress you while you lounge on white-sand beaches, swim in Caribbean-blue waters or dine lagoon-side on our beach boardwalk. Lago Mar includes 2 private resident gyms, 2 resident pools, playgrounds and acres of outdoor space. It's an unparalleled standard of living where life is truly a breeze! Stop by the Westin Homes model home today to find out more about Lago Mar!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	14X17	1st	Family	16X17	1st
Dining Room	14X10	1st	Bedroom	11X12	2nd
Bedroom	11X11	2nd	Bedroom	12X11	2nd
Game Room	15X12	2nd	Media Room	13X14	2nd
Home Office/Study	11X12	1st			

Bathroom Desc: **Primary Bath: Double Sinks, Half Bath, Primary Bath: Separate Shower**
 Bedroom Desc: **En-Suite Bath, Primary Bed - 1st Floor, Walk-In Closet**
 Room Desc: **Family Room, Formal Dining, Gameroom Up, Media, Home Office/Study, Utility Room in House**
 Kitchen Desc: **Island w/o Cooktop, Kitchen open to Family Room, Walk-in Pantry**

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Yes	Compactor:		Disposal:	Yes
Fireplace:	1/Gas Connections			Utility Dist:		Sep Ice Mkr:	
Connect:	Gas Dryer Connections, Washer Connections			Range:	Gas Cooktop		
	Attic Fan, Ceiling Fans, Digital Program						
Energy:	Thermostat, Energy Star/CFL/LED Lights, Energy Star/Reflective Roof, High-Efficiency HVAC, HVAC>13 SEER, Insulated/Low-E windows, Insulation - Batt, Insulation - Blown Fiberglass, Radiant Attic Barrier			Flooring:	Carpet, Tile		
Oven:	Gas Oven			Foundation:	Slab		
Green/Energy Cert:	Environments for Living			Countertops:	Quartz		
Roof:	Composition			Prvt Pool:	No		
Interior:	Alarm System - Owned, High Ceiling			Area Pool:	Yes		
Exterior Constr:	Brick, Stone			Waterfront Feat:			
Exterior:	Back Yard Fenced, Covered Patio/Deck			Water/Sewer:	Public Sewer, Public Water		
Lot Description:	Subdivision Lot			Cool:	Central Electric		
Heat:	Central Gas			Golf Course Nm:			
St Surf:				Exclusions:			
Restrictions:	Deed Restrictions						
Disclosures:	No Disclosures						
55+ Community:	No			City/ETJ:			
Sub Lake Access:							
Mgmt Co./HOA Name:	Yes / First Services / 713-332-4675			List Type:	Exclusive Agency to Sell/Lease		
List Date:	06/13/2021	Expire Date:		T/Date:		Bonus End:	
Comp: SubAgt:	0%	Buyer Agent:	3%	Bonus:		Var/Dual Rt:	No

Financial Information

1st Assumable:	Finance Cnsdr: Cash Sale, Conventional, FHA, VA
Ownership Type:	Full Ownership
Maint. Fee:	Mandatory/\$800/Annually
Other Mand Fee:	Yes/350/220/180/Beach Club/Transfer/Alarm fees
Taxes w/o Exemptions:	
Loss Mitigation:	Auction: No
	Tax Rate: 3.79
	Online Bidding: No

Pending Information

Pending Date:	03/14/2022	Est Close Dt:		OPT End:	
Sell Agent:	Tracina Morris (Tracina)	Sell Broker:	RE/MAX Generation (RMGI01)		
TREC #:					
Sell Team Name:					
Contingent on Sale of Other Property:					

Sold Information

Sale Price:	\$529,637	Close Date:	04/11/2022	CoOp:	No	SP/LP #:	1.00
SP\$/SF:	\$152.59	Days to Close:	28	Terms:			
Seller Contribution to Buyer Costs:	\$0	Repair/Actual Pd:	\$0	Title Pd By:	Buyer		

Prepared By: **Cyndi De Palermo**

**Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form**

Date: **02/17/2023 11:03 AM**



Single-Family **Sold**
 ML#: **10481270**
 Address: **13109 Wintery Tide Drive**
 Area: **33**
 Tax Acc #: **4494-0201-0035-000**
 City/Location: **Texas City**
 County: **Galveston**
 Market Area: **Texas City**
 Subdivision: **Lago Mar**
 Lot Size: **7,370 / Appr Dist**
 Lot Value: **No**
 Master Planned: **Yes/Lago Mar**
 Lease Also: **No**
 Legal Desc: **LOT 35, BLK 1**

List Price: **\$586,213**
 Orig Price: **\$586,213**
 LP/SF: **\$167.49**
 DOM:
 State: **Texas**
 Zip Code: **77568 - 1918**
 Key Map:
 Country: **United States**
 Section #: **5-2**
 SqFt: **3,500 / Builder**
 Year Built: **2022 / Builder**

Directions: **Go 45 south. After passing over FM517, you'll exit almost immediately on your right using the temporary "orange sign" for Holland/Exit #17. Stay on feeder, passing Bu-cee's and the Tanger outlet. You'll then see the Lago Mar directional signage on your right, where you'll turn on Lago Mar Blvd. R on Crystal View Blvd, L on Secret Lagoon Ln. Secret Lagoon Ln turns right and becomes Wintery Tide Dr.**

Listing Office Information

List Agent: [westin/Tammy Fruge](#) List Broker: [WESH01/Westin Homes](#)
 Agent Cell: **Request an Appointment**
 Agent Phone: **281-509-3036** Appt #: **832-562-3940 / On-Site Sales Office**
 Address: **2245 Texas Dr Suite 600, Sugar Land TX 77479** Office Phone: **281-509-3036**
 List Agent Web: [www.westinhomes.com](#) Fax #:
 Agent Email: tammy@frugeproperties.com
 Licensed Supervisor: Office Web: [www.westinhomes.com](#)

School Information

School District: **17 - Dickinson** Elem: **LOBIT ELEMENTARY SCHOOL**
 Middle: **LOBIT MIDDLE SCHOOL** High: **DICKINSON HIGH SCHOOL**
 2nd Middle: **MCADAMS JUNIOR HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional** # Stories: **2** Bedrooms: **4/**
 Type: **Free Standing** Access: Baths F/H: **3/1**
 New Constr.: **Yes/To Be Built/Under Construction** Appx Complete: **06/20/2022** Builder Nm: **Westin Homes**
 Lot Dim: Acres: **.169**
 Frt. Door Faces: Garage: **3/Tandem**
 Gar/Car: Carport:
 Showing **Appointment Required**
 Instruct:
 Agent Remarks:

Thank you for showing! Westin Homes NEW Construction. (Wimberly, Elevation A). AGENTS: ALL APPOINTMENTS, APPRAISALS AND INSPECTIONS are scheduled via the onsite Sales Manager!! Contact Sara Smith-281-994-7303; ssmith@westin-homes.com for appointments or more information. Ask the Westin onsite sales manager for additional community fees. Office Hours: Mon-Sat 10am-6pm, and Sun 12noon-6pm. Limited Service Listing. Use Builder's contract only. Please verify room dimensions and schools.

Physical Property Description:
Westin Homes NEW Construction (Wimberly, Elevation A) Two story. 4 bedrooms, 3.5 baths. Private master suite with oversized walk-in closet downstairs. Family room, dining room and study. Spacious island kitchen with breakfast area. Game room and media room upstairs. Covered patio and attached 3 car tandem garage. Representing a prime location off I-45 South in the Galveston-Clear Lake corridor, you'll find Lago Mar and its resort style living! Bay Area breezes will caress you while you lounge on white-sand beaches, swim in Caribbean-blue waters or dine lagoon-side on our beach boardwalk. Lago Mar includes 2 private resident gyms, 2 resident pools, playgrounds and acres of outdoor space. It's an unparalleled standard of living where life is truly a breeze! Stop by the Westin Homes model home today to find out more about Lago Mar!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Home	14 x 11	1st	Bath		1st
Office/Study					
Bedroom	10 x 11	1st	Bath		1st
Dining Room	14 x 10	1st	Family	17 x 20	1st
Kitchen		1st	Breakfast	11 x 11	1st
Primary Bedroom	14 x 17	1st	Primary Bath		1st
Utility		1st			
Bedroom	10 x 10	2nd	Bedroom	11 x 10	2nd
			Bath		2nd

Home Office/Study 10 x 7 2nd Game Room 21 x 11 2nd

Media Room 15 x 10 2nd

Bathroom Desc: Half Bath, Hollywood Bath, Primary Bath: Double Sinks, Primary Bath: Separate Shower, Vanity Area

Bedroom Desc: 2 Bedrooms Down, En-Suite Bath, Primary Bed - 1st Floor, Walk-In Closet

Room Desc: Breakfast Room, Family Room, Formal Dining, Gameroom Up, Home Office/Study, Media, Utility Room in House

Kitchen Desc: Island w/o Cooktop, Kitchen open to Family Room, Walk-in Pantry

Interior, Exterior, Utilities and Additional Information

Microwave: Yes Dishwasher: Yes Compactor: Disposal: Yes
Fireplace: 1/Gas Connections Utility Dist: Yes Sep Ice Mkr:
Connect: Electric Dryer Connections, Gas Dryer Connections, Washer Connections Range: Gas Cooktop
Energy: Attic Fan, Ceiling Fans, Digital Program Thermostat, Energy Star/CFL/LED Lights, Energy Star/Reflective Roof, High-Efficiency HVAC, Insulated/Low-E windows, Insulation - Batt, Insulation - Blown Fiberglass, Radiant Attic Barrier Flooring: Carpet, Tile
Oven: Electric Oven Foundation: Slab
Green/Energy Cert: Environments for Living Countertops:
Roof: Composition Prvt Pool: No
Interior: Alarm System - Owned, Fire/Smoke Alarm, High Ceiling Area Pool: Yes
Exterior Constr: Brick, Cement Board, Stone Waterfront Feat:
Exterior: Water/Sewer: Water District
Lot Description: Subdivision Lot Cool: Central Electric
Heat: Central Gas Golf Course Nm:
St Surf: Exclusions:
Restrictions: Deed Restrictions
Disclosures: No Disclosures
55+ Community: No City/ETJ: TEXAS CITY
Sub Lake Access:
Mgmt Co./HOA Name: Yes / First Service Residential / 713-332-4675 List Type: Exclusive Agency to Sell/Lease

List Date: 02/01/2022 Expire Date: T/Date: Bonus End:
Comp: SubAgt: 0% Buyer Agent: 3% Bonus: Var/Dual Rt: No

Financial Information

1st Assumable: Finance Cnsdr: Cash Sale, Conventional, FHA, VA
Ownership Type: Vac Rental:
Maint. Fee: Mandatory/\$800/Annually Maint Includes:
Other Mand Fee: Yes/350/220/180/Beach Club/Transfer/Alarm fees Exemptions:
Taxes w/o Exemptions: \$2,002/2021 Tax Rate: 3.5512
Loss Mitigation: Auction: Online Bidding:

Pending Information

Pending Date: 02/01/2022 Est Close Dt: OPT End:
Sell Agent: Kimberly Harding (kharding) Sell Broker: RE/MAX Synergy (RESN01)
TREC #:
Sell Team Name:
Contingent on Sale of Other Property:

Sold Information

Sale Price: \$572,462 Close Date: 05/26/2022 CoOp: No SP/LP #: 0.98
SP\$/SF: \$163.56 Days to Close: 114 Terms:
Seller Contribution to Buyer Costs: \$45,000 Repair/Actual Pd: \$0 Title Pd By: Buyer

Prepared By: Cyndi De Palermo

Data Not Verified/Guaranteed by MLS Obtain Signed HAR Broker Notice to Buyer Form

Date: 02/17/2023 11:03 AM



Single-Family

Sold

ML#: **63733463**
 Address: **2909 Secret Lagoon Lane**
 Area: **33**
 Tax Acc #: **4494-0203-0009-000**
 City/Location: **Texas City**
 County: **Galveston**
 Market Area: **Texas City**
 Subdivision: **Lago Mar**
 Lot Size: **11,191 / Appr Dist**
 Lot Value: **No**
 Master Planned: **Yes/Lago Mar**
 Lease Also: **No**
 Legal Desc: **LOT 9 BLK 3**

List Price: **\$594,548**
 Orig Price: **\$594,548**
 LP/SF: **\$157.5**
 DOM:
 State: **Texas**
 Zip Code: **77568 - 1926**
 Key Map:
 Country: **United States**
 Section #: **5-2**
 SqFt: **3,775 / Builder**
 Year Built: **2022 / Builder**

Directions: **Go 45 south. After passing over FM517, you'll exit almost immediately on your right using the temporary "orange sign" for Holland/Exit #17. Stay on feeder, passing Bu-cee's and the Tanger outlet. You'll then see the Lago Mar directional signage on your right, where you'll turn on Lago Mar Blvd. Turn Right on Crystal View Blvd, Left on Secret Lagoon Ln.**

Listing Office Information

List Agent: **westin/Tammy Fruge**
 Agent Cell:
 Agent Phone: **281-509-3036**
 Address: **2245 Texas Dr Suite 600, Sugar Land TX 77479**
 List Agent Web: **www.westinhomes.com**
 Agent Email: **tammy@frugeproperties.com**
 Licensed Supervisor:
 List Broker: **WESH01/Westin Homes**
 Request an Appointment
 Appt #: **281-994-7303 / On-Site Sales Office**
 Office Phone: **281-509-3036**
 Fax #:
 Office Web: **www.westinhomes.com**

School Information

School District: **17 - Dickinson**
 Middle: **LOBIT MIDDLE SCHOOL**
 2nd Middle: **MCADAMS JUNIOR HIGH SCHOOL**
 Elem: **LOBIT ELEMENTARY SCHOOL**
 High: **DICKINSON HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional** # Stories: **2** Bedrooms: **5/**
 Type: **Free Standing** Access: Baths F/H: **4/1**
 New Constr.: **Yes/To Be Built/Under Construction** Appx Complete: **03/21/2022** Builder Nm: **Westin Homes**
 Lot Dim: Acres: **.257**
 Frt. Door Faces: Garage: **3/Attached Garage**
 Gar/Car: Carport:
 Showing **Appointment Required**
 Instruct:

Agent Remarks:
Thank you for showing! Westin Homes NEW Construction (Carter VI, Elevation F). AGENTS: ALL APPOINTMENTS, APPRAISALS AND INSPECTIONS are scheduled via the onsite Sales Manager!! Contact Sara Smith at (281)994-7303 or ssmith@westin-homes.com for appointments or more information. Office Hours: Mon-Sat 10am-6pm and Sun 12-6pm. Limited Service Listing. Use Builder's contract only. Please verify room dimensions and schools.

Physical Property Description:

Westin Homes NEW Construction (Carter VI, Elevation F) CURRENTLY BEING BUILT. Two story. 5 bedrooms, 4.5 baths. Primary suite downstairs with large walk-in closet. Secondary bedroom on first floor with private bath as well. Formal dining room and study. Spacious island kitchen with breakfast area open to family room. Upstairs game room with media room plus three secondary bedrooms. Covered patio and 3 car attached garage. Representing a prime location off I-45 South in the Galveston-Clear Lake corridor, you'll find Lago Mar and its resort style living! Bay Area breezes will caress you while you lounge on white-sand beaches, swim in Caribbean-blue waters or dine lagoon-side on our beach boardwalk. Lago Mar includes 2 private resident gyms, 2 resident pools, playgrounds and acres of outdoor space. It's an unparalleled standard of living where life is truly a breeze! Stop by the Westin Homes model home today to find out more about Lago Mar!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Home Office/Study	10 x 11	1st	Bedroom	11 x 12	1st
Bath		1st	Bath		1st
Utility		1st	Dining Room	15 x 11	1st
Family	15 x 22	1st	Kitchen		1st
Breakfast		1st	Primary Bedroom	13 x 19	1st
Primary Bath		1st	Bedroom	11 x 11	2nd
Bedroom	15 x 11	2nd	Bedroom	11 x 11	2nd

Bath 2nd **Bath** 2nd
Game Room 19 x 11 2nd **Media Room** 11 x 13 2nd

Bathroom Desc: **Half Bath, Hollywood Bath, Primary Bath: Double Sinks, Primary Bath: Separate Shower, Secondary Bath(s): Jetted Tub, Vanity Area**
 Bedroom Desc: **2 Bedrooms Down, En-Suite Bath, Primary Bed - 1st Floor, Walk-In Closet**
 Room Desc: **Breakfast Room, Family Room, Formal Dining, Gameroom Up, Home Office/Study, Loft, Media, Utility Room in House**
 Kitchen Desc: **Island w/o Cooktop, Kitchen open to Family Room, Walk-in Pantry**

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Yes	Compactor:		Disposal:	Yes
Fireplace:	1/Gas Connections			Utility Dist:	Yes	Sep Ice Mkr:	
Connect:	Electric Dryer Connections, Gas Dryer Connections, Washer Connections			Range:	Gas Cooktop		
Energy:	Attic Fan, Ceiling Fans, Digital Program Thermostat, Energy Star/CFL/LED Lights, Energy Star/Reflective Roof, High-Efficiency HVAC, Insulated/Low-E windows, Insulation - Batt, Insulation - Blown Fiberglass, Radiant Attic Barrier			Flooring:	Carpet, Tile		
Oven:	Electric Oven			Foundation:	Slab		
Green/Energy Cert:	Environments for Living			Countertops:	Quartz		
Roof:	Composition			Prvt Pool:	No		
Interior:	Alarm System - Owned, Fire/Smoke Alarm, High Ceiling			Area Pool:	Yes		
Exterior Constr:	Brick, Cement Board, Stone			Waterfront Feat:			
Exterior:				Water/Sewer:	Water District		
Lot Description:	Subdivision Lot			Cool:	Central Electric		
Heat:	Central Gas			Golf Course Nm:			
St Surf:				Exclusions:			
Restrictions:	Deed Restrictions			City/ETJ:	TEXAS CITY		
Disclosures:	No Disclosures						
55+ Community:	No						
Sub Lake Access:							

Mgmt Co./HOA Name: **Yes / First Service Residential / 713-332-4675** List Type: **Exclusive Agency to Sell/Lease**
 List Date: **01/21/2022** Expire Date: T/Date: Bonus End:
 Comp: SubAgt: **0%** Buyer Agent: **3%** Bonus: Var/Dual Rt: **No**

Financial Information

1st Assumable:	Finance Cnsdr: Cash Sale, Conventional, FHA, VA		
Ownership Type:			
Maint. Fee:	Mandatory/\$800/Annually		
Other Mand Fee:	Yes/350/220/180/Beach Club/Transfer/Alarm fees		
Taxes w/o Exemptions:	\$2,035/2021		
Loss Mitigation:	Auction:	Tax Rate:	3.5512
		Online Bidding:	

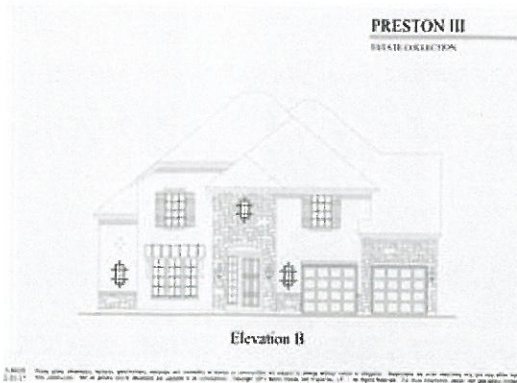
Pending Information

Pending Date: **01/21/2022** Est Close Dt: OPT End:
 Sell Agent: **Patricia Sepulveda (pattyss)** Sell Broker: **World Wide Realty (WDWR01)**
 TREC #:
 Sell Team
 Name:
 Contingent on Sale of Other Property:

Sold Information

Sale Price:	\$579,548	Close Date:	03/24/2022	CoOp:	No	SP/LP #:	0.97
SP\$/SF:	\$153.52	Days to Close:	62	Terms:			
Seller Contribution to Buyer Costs:	\$0	Repair/Actual Pd:	\$0	Title Pd By:	Buyer		

Prepared By: **Cyndi De Palermo** Data Not Verified/Guaranteed by MLS Date: **02/17/2023 11:03 AM**
 Obtain Signed HAR Broker Notice to Buyer Form



Single-Family

Sold

ML#: **58363245**
 Address: **2905 Secret Lagoon Lane**
 Area: **33**
 Tax Acc #: **4494-0203-0010-000**
 City/Location: **Texas City**
 County: **Galveston**
 Market Area: **Texas City**
 Subdivision: **Lago Mar**
 Lot Size: **10,433 / Appr Dist**
 Lot Value: **No**
 Master Planned: **Yes/Lago Mar**
 Lease Also: **No**
 Legal Desc: **LOT 10 BLK 3**

List Price: **\$595,267**
 Orig Price: **\$595,267**
 LP/SF: **\$171.5**
 DOM:
 State: **Texas**
 Zip Code: **77568 - 1926**
 Key Map:
 Country: **United States**
 Section #: **5-2**
 SqFt: **3,471 / Builder**
 Year Built: **2021 / Builder**

Directions: **Go 45 south. After passing over FM517, you'll exit almost immediately on your right using the temporary "orange sign" for Holland/Exit #17. Stay on feeder, passing Bu-gee's and the Tanger outlet. You'll then see the Lago Mar directional signage on your right, where you'll turn on Lago Mar Blvd. R on Crystal View Blvd, L on Secret Lagoon Ln.**

Listing Office Information

List Agent: [westin/Tammy Fruge](#)
 Agent Cell: **281-509-3036**
 Agent Phone: **281-509-3036**
 Address: **2245 Texas Dr Suite 600, Sugar Land TX 77479**
 List Agent Web: www.westinhomes.com
 Agent Email: tammy@frugeproperties.com
 Licensed Supervisor:
 List Broker: **WESH01/Westin Homes**
[Request an Appointment](#)
 Appt #: **281-994-7303 / On-Site Sales Office**
 Office Phone: **281-509-3036**
 Fax #:
 Office Web: www.westinhomes.com

School Information

School District: **17 - Dickinson**
 Middle: **LOBIT MIDDLE SCHOOL**
 2nd Middle: **MCADAMS JUNIOR HIGH SCHOOL**
 Elem: **LOBIT ELEMENTARY SCHOOL**
 High: **DICKINSON HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional**
 Type: **Free Standing**
 New Constr.: **Yes/To Be Built/Under Construction**
 Lot Dim:
 Frt. Door Faces:
 Gar/Car:
 Showing: **Appointment Required**
 Instruct:
 # Stories: **2**
 Access:
 Appx Complete: **05/31/2022**
 Acres: **.24**
 Garage: **3/Attached Garage**
 Carport:
 Bedrooms: **4/**
 Baths F/H: **3/1**
 Builder Nm: **Westin Homes**

Agent Remarks:

Thank you for showing! Westin Homes NEW Construction (Preston III, Elevation B). AGENTS: ALL APPOINTMENTS, APPRAISALS AND INSPECTIONS are scheduled via the onsite Sales Manager!! Contact Sara Smith at (281)994-7303 or email ssmith@westin-homes.com for appointments or more information. Office Hours: Mon-Sat 10:00am-6pm, and Sun 12:00-6pm. Limited Service Listing. Use Builder's contract only. Please verify room dimensions and schools.

Physical Property Description:

Westin Homes NEW Construction (Preston III, Elevation B) Two Story. 4 bedrooms, 3.5 baths. Family Room, Formal Dining Room and Study. Private Master Suite downstairs with large walk in closet. Spacious Game Room and Media room upstairs. Covered patio and attached 3 car garage. Representing a prime location off I-45 South in the Galveston-Clear Lake corridor, you'll find Lago Mar and its resort style living! Bay Area breezes will caress you while you lounge on white-sand beaches, swim in Caribbean-blue waters or dine lagoon-side on our beach boardwalk. Lago Mar includes 2 private resident gyms, 2 resident pools, playgrounds and acres of outdoor space. It's an unparalleled standard of living where life is truly a breeze! Stop by the Westin Homes model home today to find out more about Lago Mar!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Home	11 x 12	1st	Bath		1st
Office/Study					
Dining Room	14 x 10	1st	Family	16 x 17	1st
Kitchen		1st	Breakfast		1st
Primary Bedroom	14 x 17	1st	Primary Bath		1st
Utility		1st	Bedroom	11 x 12	2nd
Bath		2nd	Bedroom	11 x 11	2nd
Bedroom	12 x 11	2nd	Bath		2nd
Game Room	15 x 12	2nd	Media Room	13 x 14	2nd

Bathroom Desc: **Half Bath, Hollywood Bath, Primary Bath: Double Sinks, Primary Bath: Separate Shower, Vanity Area**



Single-Family **Sold**
 ML#: **21364193**
 Address: **12702 Playa Cove Lane**
 Area: **33**
 Tax Acc #: **4474-0103-0038-000**
 City/Location: **Texas City**
 County: **Galveston**
 Market Area: **Texas City**
 Subdivision: **Lago Mar**
 Lot Size: **8,821 / Appr Dist**
 Lot Value: **No**
 Master Planned: **Yes/Lago Mar**
 Lease Also: **No**
 Legal Desc: **LOT 38 BLK 3 LAGO MAR**

List Price: **\$598,967** ↑
 Orig Price: **\$561,565**
 LP/SF: **\$181.12**
 DOM: **104**
 State: **Texas**
 Zip Code: **77568 - 1386**
 Key Map:
 Country: **United States**
 Section #: **6**
 SqFt: **3,307 / Builder**
 Year Built: **2022 / Builder**

Directions: **Take I-45 South. Take exit 20 and continue straight onto Gulf Fwy. Stay on feeder, passing Bu-gee's and the Tanger outlet. You'll then see the Lago Mar directional signage on your right, where you'll turn right on Lago Mar Blvd. Turn Right onto Weymouth Dr. Turn Right onto Arbor Edge Crossing. Arbor Edge Crossing turns slightly left and becomes Playa Cove Ln.**

Listing Office Information

List Agent: [westin/Tammy Fruge](#)
 Agent Cell:
 Agent Phone: **281-509-3036**
 Address: **2245 Texas Dr Suite 600, Sugar Land TX 77479**
 List Agent Web: www.westinhomes.com
 Agent Email: tammy@frugeproperties.com
 Licensed Supervisor:
 List Broker: **WESH01/Westin Homes**
[Request an Appointment](#)
 Appt #: **281-994-7303 / On-Site Sales Office**
 Office Phone: **281-509-3036**
 Fax #:
 Office Web: www.westinhomes.com

School Information

School District: **17 - Dickinson**
 Middle: **LOBIT MIDDLE SCHOOL**
 2nd Middle: **MCADAMS JUNIOR HIGH SCHOOL**
 Elem: **LOBIT ELEMENTARY SCHOOL**
 High: **DICKINSON HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional** # Stories: **2** Bedrooms: **4/**
 Type: **Free Standing** Access: Baths F/H: **3/1**
 New Constr.: **Yes/To Be Built/Under Construction** Appx Complete: **03/21/2022** Builder Nm: **Westin Homes**
 Lot Dim: Acres: **.203**
 Frt. Door Faces: Garage: **2/Attached Garage**
 Gar/Car: Carport:
 Showing **Appointment Required**
 Instruct:
 Agent Remarks:

Thank you for showing! Westin Homes NEW Construction (Bellagio II, Elevation G). AGENTS: ALL APPOINTMENTS, APPRAISALS AND INSPECTIONS are scheduled via the onsite Sales Manager!! Contact Sara Smith (ssmith@westinhomes.com) at 281-994-7303 for appointments or more information. Ask the Westin onsite sales manager for additional community fees. Office Hours: Mon-Sat 10am-7pm, and Sun Noon-7pm. Limited Service Listing. Use Builder's contract only. Please verify room dimensions and schools.

Physical Property Description:

Westin Homes NEW Construction (Bellagio II, Elevation G) CURRENTLY BEING BUILT. Two story. 4 bedrooms, 3.5 baths. Primary suite with large walk-in closet. Formal living and dining room. Spacious island kitchen open to family room. Game room and media room upstairs. Covered patio and attached 2-car garage. Representing a prime location off I-45 South in the Galveston-Clear Lake corridor, you'll find Lago Mar and its resort style living! Bay Area breezes will caress you while you lounge on white-sand beaches, swim in Caribbean-blue waters or dine lagoon-side on our beach boardwalk. Lago Mar includes 2 private resident gyms, 2 resident pools, playgrounds and acres of outdoor space. It's an unparalleled standard of living where life is truly a breeze! Stop by the Westin Homes model home today to find out more about Lago Mar!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Home	11 x 12	1st	Bath		1st
Office/Study			Utility		1st
Dining Room	12 x 11	1st	Kitchen		1st
Family	17 x 20	1st	Primary Bedroom	15 x 15	1st
Breakfast		1st	Bedroom		2nd
Primary Bath		1st	Bedroom	11 x 11	2nd
Bedroom	13 x 11	2nd	Bedroom	13 x 11	2nd
Bath		2nd	Bath		2nd
Game Room	15 x 12	2nd	Media Room	15 x 13	2nd



Single-Family **Sold**
 ML#: 81988796
 Address: [12623 Flora Manor Drive](#)
 Area: [33](#)
 Tax Acc #: [4474-0103-0019-000](#)
 City/Location: [Texas City](#)
 County: [Galveston](#)
 Market Area: [Texas City](#)
 Subdivision: [Lago Mar](#)
 Lot Size: [10,852 / Appr Dist](#)
 Lot Value: [No](#)
 Master Planned: [Yes/Lago Mar](#)
 Lease Also: [No](#)
 Legal Desc: [LOT 19 BLK 3](#)

List Price: [\\$599,917](#)
 Orig Price: [\\$599,917](#)
 LP/SF: [\\$162.14](#)
 DOM: [27 / 179](#)
 State: [Texas](#)
 Zip Code: [77568 - 1444](#)
 Key Map:
 Country: [United States](#)
 Section #: [6-1](#)
 SqFt: [3,700 / Builder](#)
 Year Built: [2022 / Builder](#)

Directions: **Go 45 south. After passing over FM517, you'll exit almost immediately on your right using the temporary "orange sign" for Holland/Exit #17. Stay on feeder, passing Bu-gee's and the Tanger outlet. You'll then see the Lago Mar directional signage on your right, where you'll turn on Lago Mar Blvd. Turn Right on Crystal View Blvd, Left on Escalona View Dr, Left onto Flora Manor Dr.**

Recent Change: [02/10/2023 : CLOSD : PSHO->S](#)

Listing Office Information

List Agent: [westin/Tammy Fruge](#)
 Agent Cell:
 Agent Phone: [281-509-3036](#)
 Address: [2245 Texas Dr Suite 600, Sugar Land TX 77479](#)
 List Agent Web: [www.westinhomes.com](#)
 Agent Email: [tammy@frugeproperties.com](#)
 Licensed Supervisor:
 List Broker: [WESH01/Westin Homes](#)
[Request an Appointment](#)
 Appt #: [281-994-7303 / On-Site Sales Office](#)
 Office Phone: [281-509-3036](#)
 Fax #:
 Office Web: [www.westinhomes.com](#)

School Information

School District: [17 - Dickinson](#)
 Middle: [LOBIT MIDDLE SCHOOL](#)
 2nd Middle: [MCADAMS JUNIOR HIGH SCHOOL](#)
 Elem: [LOBIT ELEMENTARY SCHOOL](#)
 High: [DICKINSON HIGH SCHOOL](#)

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: [Traditional](#)
 Type: [Free Standing](#)
 New Constr.: [Yes/Never Lived In](#)
 Lot Dim:
 Frt. Door Faces:
 Gar/Car:
 Showing: [Appointment Required](#)
 Instruct:
 # Stories: [2](#)
 Access:
 Appx Complete:
 Acres: [.249 / 1/4 Up to 1/2 Acre](#)
 Garage: [3/Attached Garage, Tandem](#)
 Carport:
 Bedrooms: [5/](#)
 Baths F/H: [4/1](#)
 Builder Nm: [Westin Homes](#)

Agent Remarks:
Thank you for showing! Westin Homes NEW Construction. Move-in Ready! (Asher V, Elevation A). AGENTS: ALL APPOINTMENTS, APPRAISALS AND INSPECTIONS are scheduled via the onsite Sales Manager!! Contact Sara Smith at (281)994-7303 or email ssmith@westin-homes.com for appointments or more information. Ask the Westin onsite sales manager for additional community fees. Office Hours: Mon-Sat 10:00am-6pm, and Sun 12:00-6pm. Limited Service Listing. Use Builder's contract only. Please verify room dimensions and schools.

Physical Property Description:

MOVE-IN READY!! Westin Homes NEW Construction (Asher V, Elevation A) Two story, 5 bedrooms. 4.5 baths. Elegant double front door entry, family room, informal dining room and study. Spacious island kitchen open to family room. Primary suite with large double walk-in closets and secondary bedroom on first floor. Three additional bedrooms, spacious game room and media room on second floor. Attached 3-car tandem garage. Representing a prime location off I-45 South in the Galveston-Clear Lake corridor, you'll find Lago Mar and its resort style living! Bay Area breezes will caress you while you lounge on white-sand beaches, swim in Caribbean-blue waters or dine lagoon-side on our beach boardwalk. Lago Mar includes 2 private resident gyms, 2 resident pools, playgrounds and acres of outdoor space. It's an unparalleled standard of living where life is truly a breeze! Stop by the Westin Homes model home today to find out more about Lago Mar!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Bedroom	10 x 12	1st	Bath		1st
Bath		1st	Home	12 x 11	1st
			Office/Study		
Family	19 x 17	1st	Kitchen		1st
Dining Room	12 x 11	1st	Primary	16 x 15	1st
			Bedroom		
Primary Bath		1st	Utility		1st
Bedroom	11 x 10	2nd	Bath		2nd

Bedroom	10 x 10	2nd	Bedroom	11 x 10	2nd
Bath		2nd	Game Room	14 x 22	2nd
Media Room	14 x 10	2nd			

Bathroom Desc: **Half Bath, Hollywood Bath, Primary Bath: Double Sinks, Primary Bath: Separate Shower, Secondary Bath(s): Double Sinks, Vanity Area**
 Bedroom Desc: **2 Bedrooms Down, En-Suite Bath, Primary Bed - 1st Floor, Walk-In Closet**
 Room Desc: **Breakfast Room, Family Room, Gameroom Up, Home Office/Study, Media, Utility Room in House**
 Kitchen Desc: **Island w/o Cooktop, Kitchen open to Family Room, Walk-in Pantry**

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Yes	Compactor:		Disposal:	Yes
Fireplace:	1/Gas Connections			Utility Dist:	Yes	Sep Ice Mkr:	
Connect:	Electric Dryer Connections, Gas Dryer Connections, Washer Connections			Range:	Gas Cooktop		
Energy:	Attic Fan, Ceiling Fans, Digital Program Thermostat, Energy Star/CFL/LED Lights, Energy Star/Reflective Roof, High-Efficiency HVAC, Insulated/Low-E windows, Insulation - Batt, Insulation - Blown Fiberglass, Radiant Attic Barrier, Tankless/On-Demand H2O Heater			Flooring:	Carpet, Tile		
Oven:	Electric Oven			Foundation:	Slab		
Green/Energy Cert:	Environments for Living			Countertops:	Quartz		
Roof:	Composition			Prvt Pool:	No		
Interior:	Alarm System - Owned, Fire/Smoke Alarm, High Ceiling			Area Pool:	Yes		
Exterior Constr:	Brick, Cement Board, Stone			Waterfront Feat:			
Exterior:				Water/Sewer:	Water District		
Lot Description:	Subdivision Lot			Cool:	Central Electric		
Heat:	Central Gas			Golf Course Nm:			
St Surf:				Exclusions:			
Restrictions:	Deed Restrictions			City/ETJ:	TEXAS CITY		
Disclosures:	No Disclosures			List Type:	Exclusive Agency to Sell/Lease		
55+ Community:	No			T/Date:	Bonus End:		
Sub Lake Access:				Bonus:	Var/Dual Rt: No		
Mgmt Co./HOA Name:	Yes / PMG Association / 409-229-7821						
List Date:	10/31/2022	Expire Date:					
Comp: SubAgt:	0%	Buyer Agent:	3%				

Financial Information

1st Assumable:	Finance Cnsdr: Cash Sale, Conventional, FHA, VA		
Ownership Type:			
Maint. Fee:	Mandatory/\$1,804/Annually		
Other Mand Fee:	No		
Taxes w/o Exemptions:	\$1,892/2021		
Loss Mitigation:	Auction:	Online Bidding:	

Pending Information

Pending Date:	01/09/2023	Est Close Dt:		OPT End:	
Sell Agent:	Britni Brandon (BBrandon)		Sell Broker:	Coldwell Banker Realty (COLD24)	
TREC #:					
Sell Team Name:					
Contingent on Sale of Other Property:					

Sold Information

Sale Price:	\$550,000	Close Date:	02/09/2023	CoOp:	No	SP/LP #:	0.92
SP\$/SF:	\$148.65	Days to Close:	31	Terms:			
Seller Contribution to Buyer Costs:	\$0		Repair/Actual Pd:	\$0	Title Pd By:	Buyer	

Prepared By: Cyndi De Palermo **Data Not Verified/Guaranteed by MLS** **Date: 02/17/2023 11:03 AM**
Obtain Signed HAR Broker Notice to Buyer Form

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Single-Family **Sold**
 ML#: **10589152**
 Address: **2822 Secret Lagoon Lane**
 Area: **33**
 Tax Acc #: **4494-0202-0020-000**
 City/Location: **Texas City**
 County: **Galveston**
 Market Area: **Texas City**
 Subdivision: **Lago Mar**
 Lot Size: **9,553 / Aprpr Dist**
 Lot Value: **No**
 Master Planned: **Yes/Lago Mar**
 Lease Also: **No**
 Legal Desc: **LOT 20 BLK 2**

List Price: **\$559,574** ↓
 Orig Price: **\$644,553**
 LP/SF: **\$159.88**
 DOM: **71**
 State: **Texas**
 Zip Code: **77568 - 1947**
 Key Map:
 Country: **United States**
 Section #: **5-2**
 SqFt: **3,500 / Builder**
 Year Built: **2022 / Builder**

Directions: **Go 45 south. After passing over FM517, you'll exit almost immediately on your right using the temporary "orange sign" for Holland/Exit #17. Stay on feeder, passing Bu-gee's and the Tanger outlet. You'll then see the Lago Mar directional signage on your right, where you'll turn on Lago Mar Blvd. R on Crystal View Blvd, L on Secret Lagoon Ln.**

Listing Office Information

List Agent: [westin/Tammy Fruge](#)
 Agent Cell: **281-509-3036**
 Agent Phone: **281-509-3036**
 Address: **2245 Texas Dr Suite 600, Sugar Land TX 77479**
 List Agent Web: www.westinhomes.com
 Agent Email: tammy@frugeproperties.com
 Licensed Supervisor:
 List Broker: **WESH01/Westin Homes**
 Request an Appointment
 Appt #: **281-994-7303 / On-Site Sales Office**
 Office Phone: **281-509-3036**
 Fax #:
 Office Web: www.westinhomes.com

School Information

School District: **17 - Dickinson**
 Middle: **LOBIT MIDDLE SCHOOL**
 2nd Middle: **MCADAMS JUNIOR HIGH SCHOOL**
 Elem: **LOBIT ELEMENTARY SCHOOL**
 High: **DICKINSON HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Traditional** # Stories: **2** Bedrooms: **4/**
 Type: **Free Standing** Access: Baths F/H: **3/1**
 New Constr.: **Yes/To Be Built/Under Construction** Appx Complete: **09/26/2022** Builder Nm: **Westin Homes**
 Lot Dim: Acres: **.219**
 Frt. Door Faces: Garage: **3/Attached Garage, Tandem**
 Gar/Car: Carport:
 Showing **Appointment Required**
 Instruct:
 Agent Remarks:

Thank you for showing! Westin Homes NEW Construction (Wimberly, Elevation A). AGENTS: ALL APPOINTMENTS, APPRAISALS AND INSPECTIONS are scheduled via the onsite Sales Manager!! Contact Sara Smith at (281)994-7303 or email ssmith@westin-homes.com for appointments or more information. Ask the Westin onsite sales manager for additional community fees. Office Hours: Mon-Sat 10:00am-7pm, and Sun 12:00-7pm. Limited Service Listing. Use Builder's contract only. Please verify room dimensions and schools.

Physical Property Description:

Westin Homes NEW Construction (Wimberly, Elevation A) Two Story Lake Lot! 4 bedrooms, 3.5 baths. Private Primary Suite downstairs with large walk-in closet. Second bedroom downstairs with private bath. Family room, Study and Formal Dining Room. Spacious island kitchen open to family room. Spacious Game Room and Media Room upstairs. Covered patio and attached 3-car tandem garage. Representing a prime location off I-45 South in the Galveston-Clear Lake corridor, you'll find Lago Mar and its resort style living! Bay Area breezes will caress you while you lounge on white-sand beaches, swim in Caribbean-blue waters or dine lagoon-side on our beach boardwalk. Lago Mar includes 2 private resident gyms, 2 resident pools, playgrounds and acres of outdoor space. It's an unparalleled standard of living where life is truly a breeze! Stop by the Westin Homes model home today to find out more about Lago Mar!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Home Office/Study	14 x 11	1st	Bedroom	10 x 11	1st
Bath		1st	Bath		1st
Dining Room	14 x 10	1st	Family	17 x 20	1st
Kitchen		1st	Breakfast	11 x 11	1st
Primary Bedroom	14 x 17	1st	Primary Bath		1st
Utility		1st	Bedroom	11 x 10	2nd
Bath		2nd	Bedroom	10 x 10	2nd

Home 10 x 7 2nd **Game Room** 21 x 11 2nd
Office/Study
Media Room 15 x 10 2nd

Bathroom Desc: **Half Bath, Hollywood Bath, Primary Bath: Double Sinks, Primary Bath: Separate Shower, Secondary Bath(s): Double Sinks, Vanity Area**
 Bedroom Desc: **2 Bedrooms Down, En-Suite Bath, Primary Bed - 1st Floor, Walk-In Closet**
 Room Desc: **Breakfast Room, Family Room, Formal Dining, Gameroom Up, Home Office/Study, Media, Utility Room in House**
 Kitchen Desc: **Island w/o Cooktop, Kitchen open to Family Room, Walk-in Pantry**

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Yes	Compactor:		Disposal:	Yes
Fireplace:	1/Gas Connections	Utility Dist:	Yes	Range:	Gas Cooktop	Sep Ice Mkr:	
Connect:	Electric Dryer Connections, Gas Dryer Connections, Washer Connections						
Energy:	Attic Fan, Ceiling Fans, Digital Program Thermostat, Energy Star/CFL/LED Lights, Energy Star/Reflective Roof, High-Efficiency HVAC, Insulated/Low-E windows, Insulation - Batt, Insulation - Blown Fiberglass, Radiant Attic Barrier, Tankless/On-Demand H2O Heater			Flooring:	Carpet, Tile		
Oven:	Electric Oven	Foundation:	Slab				
Green/Energy Cert:	Environments for Living	Countertops:	Quartz				
Roof:	Composition	Prvt Pool:	No				
Interior:	Alarm System - Owned, Fire/Smoke Alarm, High Ceiling			Area Pool:	Yes		
Exterior Constr:	Brick, Cement Board, Stone			Waterfront Feat:	Lakefront		
Exterior:				Water/Sewer:	Water District		
Lot Description:	Subdivision Lot, Waterfront			Cool:	Central Electric		
Heat:	Central Gas			Golf Course Nm:			
St Surf:				Exclusions:			
Restrictions:	Deed Restrictions			City/ETJ:	TEXAS CITY		
Disclosures:	No Disclosures			List Type:	Exclusive Agency to Sell/Lease		
55+ Community:	No			T/Date:	Bonus End:		
Sub Lake Access:				Bonus:	Var/Dual Rt: No		
Mgmt Co./HOA Name:	Yes / PMG Association / 409-229-7821						
List Date:	05/10/2022	Expire Date:					
Comp: SubAgt:	0%	Buyer Agent:	3%				

Financial Information

1st Assumable:	Finance Cnsdr: Cash Sale, Conventional, FHA, VA		
Ownership Type:			
Maint. Fee:	Mandatory/\$1,730/Annually		
Other Mand Fee:	No		
Taxes w/o Exemptions:	\$1,991/2021		
Loss Mitigation:	Auction:	Online Bidding:	

Pending Information

Pending Date:	09/15/2022	Est Close Dt:		OPT End:	
Sell Agent:	Armando Nava (ArmandoN)		Sell Broker:	Texas Relocation Experts (TELO01)	
TREC #:					
Sell Team Name:					
Contingent on Sale of Other Property:					


Sold Information

Sale Price:	\$559,574	Close Date:	11/03/2022	CoOp:	No	SP/LP #:	1.00
SP\$/SF:	\$159.88	Days to Close:	49	Terms:			
Seller Contribution to Buyer Costs:	\$0	Repair/Actual Pd:	\$0	Title Pd By:	Buyer		

Prepared By: **Cyndi De Palermo**

Data Not Verified/Guaranteed by MLS
 Obtain Signed HAR Broker Notice to Buyer Form

Date: **02/17/2023 11:03 AM**



Cyndi De Palermo
 LETS GET A MOVE ON!
 cyndide74@gmail.com
 Ph. 281-468-6314
 Red Diamond Realty



Property Type is 'Single-Family' Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 12/27/2022 to 06/30/2022 Building SqFt is 3000 to 4000 Subdivision is like 'Lago Mar*' Waterfront Features is one of 'Lake View', 'Lakefront' Lot Description is one of 'Water View', 'Waterfront'

Market Analysis Summary | Single-Family

Listings as of 12/27/2022 at 12/27/2022 10:00:23AM, Page 1 of 2















Listings: Active

#	MLS#	Address	Subdivision	Pool	BR	FB	HB	#	Gar	Bld	SqFt	Yr	Bit	Lot	SF	List	Price	LP/SqFt	CDOM	Cis	Date	Sold	Price	SP/SqFt	SP/LP%
1	11695338	12719 Playa Cove Lane	Lago Mar	No	4	4	3	1	2	3,211	2022	8,238	\$594,357	\$185.10	153										
					4	3	1	2	3,211	2022	8,238	\$594,357	\$185.10	153											
					4	3	1	2	3,211	2022	8,238	\$594,357	\$185.10	153											
					4	3	1	2	3,211	2022	8,238	\$594,357	\$185.10	153											
					4	3	1	2	3,211	2022	8,238	\$594,357	\$185.10	153											

Listings: Pending

1	68985232	2405 Lake Mist Drive	Lago Mar	No	5	3	1	2	3,523	2021	7,026	\$449,000	\$127.45	65											
2	68655335	12526 Cumberland Drive	Lago Mar Pod 11	No	4	3	1	3	3,049	2017	12,237	\$449,200	\$147.33	13											
			Sec 6																						
					4	3	1	2	3,049	2017	7,026	\$449,000	\$127.45	13											
					5	3	1	3	3,523	2021	12,237	\$449,200	\$147.33	65											
					5	3	1	3	3,286	2019	9,632	\$449,100	\$137.39	39											
					5	3	1	3	3,286	2019	9,632	\$449,100	\$137.39	39											

Listings: Sold

1	49469381	2405 Lake Mist Drive	Lago Mar Sec 4 Pod 4	No	5	3	1	2	3,523	2021	7,026	\$525,000	\$149.02	4											
2	19776912	13137 Morning Villa Drive	Lago Mar	No	4	3	1	2	3,306	2021		\$494,390	\$149.54	236											
3	10589152	2822 Secret Lagoon Lane	Lago Mar	No	4	3	1	3	3,500	2022	9,553	\$559,574	\$159.88	71											

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

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 Information is believed to be accurate but is not guaranteed

Presented by: Cyndi De Palermo

Cyndi De Palermo

Cyndi De Palermo
 LETS GET A MOVE ON!
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 Red Diamond Realty



Property Type is 'Single-Family' Status is one of 'Active', 'Option Pending', 'Pend Cont to Show', 'Pending' Status is 'Sold' Status Contractual Search Date is 12/27/2022 to 06/30/2022 Building SqFt is 3000 to 4000 Subdivision is like 'Lago Mar' Waterfront Features is one of 'Lake View', 'Lakefront', 'Waterfront' Lot Description is one of 'Water View', 'Waterfront'

Market Analysis Summary | Single-Family

Listings as of 12/27/2022 at 12/27/2022 10:00:23AM, Page 2 of 2

#	MLS #	Address	Subdivision	Pool	BR	FB	HB	#	Gar	Bld	SqFt	Yr	Blt	Lot	SF	List	Price	LP/SqFt	CDOM	Cls	Date	Sold	Price	SP/SqFt	SP/LP%
			Min		4	3	1	2	3,306	2021	7,026	\$494,390	\$149.02	4	\$364,000	\$103.32	69.33								
			Max		5	3	1	3	3,523	2022	9,553	\$559,574	\$159.88	236	\$559,574	\$159.88	100.00								
			Avg		4	3	1	2	3,443	2021	8,290	\$526,321	\$152.81	104	\$466,988	\$135.87	88.63								
			Med		4	3	1	2	3,500	2021	8,290	\$525,000	\$149.54	71	\$477,390	\$144.40	96.56								

Total	Avg
6	
Listings	Med

Quick Statistics (6 Listings Total)

	Min	Max	Average	Median
List Price	\$449,000	\$594,357	\$511,920	\$509,695
Sold Price	\$364,000	\$559,574	\$466,988	\$477,390
Adj. Sold Price	\$364,000	\$559,574	\$466,988	\$477,390
LP/SF	\$127.45	\$185.10	\$153.05	\$149.28
SP/SF	\$103.32	\$159.88	\$135.87	\$144.40
Adj. SP/SF	\$103.32	\$159.88	\$135.87	\$144.40

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.
 Presented by: Cyndi De Palermo
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 Information is believed to be accurate but is not guaranteed