

Special Features & Additional Information



2601 Broadway Street #40 La Porte, 77571

Structural/Mechanical:

- No Flooding
- High impact windows and doors throughout (Pella, Level D, up to 212 mph.)
- All new PEX plumbing throughout
- Both AC/Heating units replaced in April, 2018 (Carrier 3 ton down & 2 ton up)
- Hot water heater replaced 2018 (Rheem)
- Water Softener 2019 (ECO Water)
- Attic insulation increased
- 2 automatic sump pumps

Interior:

- Soft touch motorized window shades in the living, dining & primary bedroom (Hunter Douglas Sonnette Light Rise)
- All bathrooms remodeled: Restoration Hardware double vanity in primary, lighting, fixtures, flooring,
- Same level laundry room in Primary bathroom
- Primary walk-through custom closet
- Wet bar remodeled
- Fresh interior paint throughout
- Stairs & second story flooring replaced 2019 (New carpet & CORETEC LVP)
- 2 fireplaces (living room & primary bedroom)
- Washer, dryer & refrigerator included

This information has been provided by the seller as a courtesy only. Insurance costs will vary due to multiple factors. All buyers should obtain a home inspection, insurance quotes and verify all information independently.



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Exterior

- Unobstructed bay views
- Multiple decks/balconies - decks & rails repaired or replaced 2019
- Driveway parking
- 2 car garage with automatic door opener
- Storage closet off the Primary balcony with electric and new storm shutter

Location & Amenities

- Gated access
- Community pool
- Community Gazebo
- Community pier
- Minutes from Houston Yacht Club

Fees & Insurance

- \$203.92/monthly HOA dues
- Community insurance fee \$2,194 annually but can be split monthly
- Homeowners are responsible for individual Hazzard and Flood coverage

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