

# FEATURE SHEET

2712 20th Ave N, Texas City, TX 77590

- Custom built in 1991 by owner
- Situated on two lots, fully fenced
- Built with 2x6 studs & additional insulation on exterior walls
- 12' ceilings in den, kitchen, breakfast and primary bedroom
- Crown molding, custom cabinets and desks in each room
- Large closets with custom shelves & drawers in some
- Fireplace can be used with wood or gas logs
- Double paned windows w/ storm sash for severe weather
- Custom cut plywood to cover each window and door
- 2 car garage with 9' & 10' wide doors, custom bench & cabinets
- Pad for 85' RV with 50 amp plug, fenced w/ two 8' cedar gates
- Double wide concrete driveway accommodates multiple vehicles

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- Additional insulation b/w den and primary bedroom for sound
- Two well maintained air conditioning systems (2018)
- AC's are zoned for each side of the home
- Two water heaters- gas (kitchen & utility) & electric (beds/baths)
- Roof is in great condition
- Lot size is 144' wide x 106' deep
- Appliances included, along with freezer, frig, washer & dryer
- Easy access to 45, Galveston & Kemah
- Grocery and dining a short drive away
- Flood zone X500L- 500 year Floodplain incl. levee protected area
- 13-month Fidelity Home Warranty included for buyer at closing
- See attachments for warranty information and coverage