



### FYI to Buyers

Address: 8319 JANE CT. TEXAS CITY TX 77591

Schools: Elementary HUGHES RD Junior High DUNBAR High School DECKENSON

Neighborhood

Amenities: (2) PLAY GROUNDS, (2) PONDS W/ WALKING PATHS, DOG PARK

Flooring material: CERAMIC TILE Countertop material: STONE

Cabinet type: WOOD

Please Provide the Age for the following:

A/C: 8 YRS # of units: 1 Heater: 8 YRS # of units 1

Oven: 8 YRS Dishwasher: 8 YRS Roof: 8 YRS

Stove: 8 YRS Water Heater: 8 YRS Carpet: NONE

Pool: NONE Pool Equipment: NONE

Circle one:

Heat: Electric /  Gas Stove: Electric /  Gas Oven: Electric /  Gas

Dryer: Electric /  Gas If Electric are there gas connections also  Y or N

Recent Updates? (2) CONCRETE PATIO EXTENSIONS, GAS LINE FOR DRYER, BASEBOARDS IN EXTRA BEDROOM, TILT DRAWERS ON KITCHEN & MASTER SINKS, SINK DISPOSAL REPLACED, KEYPAD GARAGE DOOR OPENER, INSULATED EXPOSED PVC WATER PIPES, ADT SECURITY SYSTEM.

Energy Saving Features: HOME IS VERY EFFICIENT WHEN COMPARED TO OLDER HOMES.

Attic fans: yes /  no Attic vents:  yes / no insulated windows  yes / no programmable thermostat:  yes / no

Are there any existing warranties? YES, FIRST AMERICAN HOME WARRANTY

Have their been any insurance claims? NO

Is there an existing survey? ? YES,

RE/MAX COASTAL

SRS  
281-300-1267  
MandieMcMillan@REMAX.net  
20 year Real Estate Professional



Mandie  
McMillan  
THE REAL ESTATE CHICK



Utility Cost

Electric: Average summer \$245.00

Winter ~~\$95.00~~

~~\$79.00~~ \$120.00

Gas: Average summer \$35.00

Winter \$51.00

Water: Average summer \$50.00

Winter \$50.00

TRASH  
SEWER

Taxes \$5,516.00/yr

Taxes after exemptions \$3,494.00/yr

HOA dues \$484/yr (JAN 1ST)

Are there any Exclusions? If so please list ?

HOMESTEAD EXEMPTION

What are the top things that buyers should know about your home?

- QUART NEIGHBORHOOD ON THE OUTSKIRTS OF TEXAS CITY/LAMMOQUE.
- HWY 3 MINIMAL TRAFFIC TO GET TO GALVESTON FOR WORK, 30 min.
- FRIENDLY NEIGHBORS, FEELING OF COMMUNITY.
- PLenty OF GROCERY STORES NEARBY WALMART, SAM'S CLUB, HEALY, KRABER.
- QUICK DRIVE UP TO LEAGUE CITY FOR MORE DEPARTMENT STORES.
- HOSPITAL NEARBY FOR EMERGENCIES.
- ELECTRICITY IS RELIABLE, NEVER LOST POWER DUE TO STORMS, SAME GREENS HOSPITAL.
- NO NEIGHBORS OVER THE BACK FENCE.
- (2) HOUSE KEYS: (1) FRONT DOOR, (1) BACK & GARAGE DOORS
- NEVER HAD ANY ISSUES WITH FLOODING DUE TO STORMS.

\* TEXAS CITY RESIDENTS GET FREE ACCESS TO THE TEXAS CITY OJIVE \*

What days are the following:

Trash

pickup: MON & THUR

Recycling:

NO NONE PICKUP, DROP OFF @ BIOSPHERE TEXAS CITY ONLY

Mailbox number (if applicable) 15

Any Regular Maintenance agreements? NONE

Cost of: Homeowners Policy \$443/yr

Windstorm \$2,354/yr  
(PAY IN FULL)

Flood Insurance NONE