

Property Address:

458 Mariners Dr Kemah Texas 77565

Please tell us your favorite qualities and features, interior AND exterior! When you include upgrades, such as a new AC, roof, appliances, etc., please include the year of the upgrade.

Home Features and Upgrades:

Total \$40,000.00 in upgrades since 2021

- 1- Kitchen upgrades 2024 included, Sink, Stovetop Countertops, Cabinet faces, Refrigerator, Dish Washer,
- 2-New complete Air-condition units Upper and lower floor 2021, 2022
- 3-New high end carpet upstairs. 2023
- 4-Newly epoxy panted garage floor and walls.2024
- 5-New Water heater 2021 11-New flooring in closets and laundry room. 2024
- 6- New bedroom paint 2024 12-New Window shudders and shads 2024
- 7-New Smoke detector 2024
- 8-New front landscaping, 2023
- 9-Rear outside patio pavers 2023
- 10 - New toilet and flooring in Lower half bath

Community/Area Features and Top Reasons You Love Living Here:

This is a turnkey move in property with nothing needed for years to come
 This property is a high end with beautiful landscape and easy walk to the pool and mariner
 with very reasonable HOA dues. Best floor plain in the community.
 Water view from the front and back of the property loved walking access to my boat and all the
 the mariner amenities. Easy Access to restaurant, shopping and outdoor activities.
 Great neighbors who have become lifelong friends. Just a wonderful quite community with
 all the fun and essentials nearby.

This Home's Average Utility Bills:

| UTILITIES | AVERAGE | HIGHEST |
|-----------|-----------|-----------|
| ELECTRIC | \$ 150.00 | \$ 250.00 |
| WATER | \$ 50.00 | \$ 75.00 |
| GAS | \$ | \$ |