

2023/2024/2025
Interior Exterior Remodel and Disclosures

2024 Luxury vinyl plank flooring -
Underlayment Smart Core
Stain Masters- Port Isabel

2023/24 Interior Paint
SW Snowbound aka First Snow
Eggshell finish Behr Marque

2024 All Appliances
Refrigerator Hisense
Dish Washer Maytag
Gas Stove / Air Fryer Oven Samsung
Microwave Samsung
Washer & Dryer Maytag

2024 Living Room LED Light Fan
2024 Kitchen LED lights & fan
2024 Dining room Light
2024 light Fan 2nd bedroom

2024 Window Film Dining & Main Bedroom

2024 White Full Kitchen Cabinet Suite

2024 Porcelain Tile Back Splash

2024 Kitchen Countertops 25 year wear

2024 Bathroom countertops 25 year wear

2025 Copper sink (It will patina with age)

2025 Vessel Sink Bathroom

2025. 2 Bathroom Faucets

2025 First Bathroom new Kohler Toilet

2025 Bathroom Round Mirrors

2024 Delta Large Stainless Steel Sink

2024 Delta Kitchen Faucet

2024 New Water Heater

House is plumbed for Gas and Electric

36 inch Doorways

Spacious Bedrooms and Closets

2025 Window Screens

2023 Septic Pumped
Shamrock Septic

2023/24/25

Oliver Environmental Services

Worry Free **Septic** Maintenance & County Recording. Yearly Service contract \$300 a year.
(We do not pay city sewer costs/ waived)

2024 New Septic Aerator parts/Service \$565
(Oliver Environmental Services)

2023 Air Conditioner \$2k Repair (previous owner)

2024 HVAC Pan Seal

2x6 Exterior Construction

2024 Exterior Interior Door Locks and Dead Bolts

Large Raised Out Building

2024 Dave Messenger Construction
Exterior Paint & Trim
Repair of Hardy Backer sliding
Removal of Bee Honey Hive
Repair of Wood Railing
Removal old Cargo Lift
Pressure Washed Everything

Two sets of stairs - Front Door and Utility Room

Under House Outside Lighting

1 Acre surrounded by wetlands with panoramic views of the Gulf / Bay / Wetlands and amazing
Bird life -Horses and small farm life

Natural Pond(s) on property

Description of House when we purchased:

This home is sturdy, well built, 2x6 Construction. well maintained, and sits at the end of
a cul-de-sac.

Once you walk through the front door you are immediately surprised by how open and
spacious the home truly is.

The living room, kitchen and dining area are all open to one another and the large
windows along the front wall fill the home natural light.

This property has empty lots on all sides that can not be built on which provides privacy and a beautiful view. The primary bedroom has a long walk in closet and private bathroom.

This home is only a short distance between the Bay and the Gulf so there are views of water from almost every side.

This home and the one acre it sits on are peaceful and give an air of serenity to all who stay there. (End of description).

The Neighborhood:

1. Corner House with Pasture (goats and mini horses) - Veterinarian and family own.
2. House with “ Sign “ Nice older couple Repairing and cleaning up property.
3. Peach House is a vacation rental.
4. 2 acre lot before our property - it was just inherited- New Owner introduced themselves said they are cleaning up the entire property- want everything gone- and it is showing!
5. When road needs resurfacing-City of Galveston is good about maintenance just contact them and they send someone out!
6. Fire Hydrant next to our Out Building.

Overall, the neighborhood is very peaceful, quiet, and private. Great views of the waters

And gulf coast- Sunsets - Sunrises-bird life- horses and goats! It's a nice spot away from the congestion and close enough to town - and we can see our house when we walk the beach across the way! We love it!