



REMAX
COASTAL

FYI TO BUYERS

House and Surrounding Area

Address	2668 East Bayshore Drive San Leon Texas 77539
Gate Code (if applicable)	Accompanied appointment only
Builder Information	Built in 1991
Neighborhood Amenities	• 300-foot pier • Man-made beach, • Fire pit area, • 125ft double bulk-headed waterfront access to Galveston Bay • Electronic entry gate • Near Galveston County Park

Top Things The Current Owner Wants to Highlight About This Property

- Gorgeous views of Galveston Bay from nearly every room
- Located at the highest point in San Leon
- Lush landscaping in both front and back yards
- Automated outdoor sprinkler system
- Oversized two-car garage
- Decks on both first and second floors with tile flooring
- Three full bathrooms; primary bath with jacuzzi tub, shower, and granite countertops
- Genuine red oak wood floors throughout downstairs (except tiled entry, hall, bath, and utility areas)
- Spacious kitchen with granite countertops, extra-tall cabinets, and abundant storage
- Ten-foot ceilings downstairs and nine-foot ceilings upstairs
- Gas log fireplace in den
- Dining room with built-in lead-glass china cabinets, granite serving area, and under-counter storage
- Elegant wooden staircase with wrought iron railing
- Carpet in all four bedrooms
- Utility room fits a full-size refrigerator, washer, dryer, built-in desk, closets, and upper cabinets
- Both gas and electric are available for appliances
- Walk-in closets in each of the four bedrooms
- Two large closets in the upstairs hallway
- Large walk-in attic off office/bedroom #4

- Walk-in storage under stairway
- Built-in bookcases in den, master bedroom, and bedroom #3
- Built-in chest and shelves in master closet
- 300-foot pier shared by seven homeowners
- Access to 125 feet of double-bulk-headed waterfront
- Lawn maintenance of all yards and common areas included (shared by seven homeowners)
- North-facing waterfront side for excellent morning and afternoon sun orientation

House Specific Features

Updates	• All new windows in 2010 (double-paned and insulated) • Master bath updated in 2012 • Ornamental wrought iron stair railing added in 2012 • Added granite and a new backsplash to the kitchen in 2012 • Added wooden stair treads in 2016 • Installed sprinkler system in 2016 • Tiled upper and lower outside deck flooring in 2018
Flooring Materials	Downstairs: Real wood floor in dining room, den, and kitchen. Tile in entry, front hall, bath, and utility room Upstairs: Carpet in all four bedrooms. Real wooden floor in the hallway. Tile in the Master and Hollywood baths
Countertop Materials (kitchen, bathrooms)	Level 4-5 granite in the kitchen, master bath, downstairs bath, and dining room buffets. Solid surface poured countertops in the two-party Hollywood upstairs bath
Cabinet Type	All custom-built
Garage Amenities	Over-sized two-car garage
Energy Saving Features	Attic vents, insulated windows, programmable thermostat
Exclusions	Refrigerator

Heat Source

Heating	Gas
Stove	Gas
Oven	Electric
Dryer	Gas and electric are available

Age of Major Home Systems

A/C	2021 - downstairs, 2023 - upstairs
Heater	2000 x 2 units
Water Heater	2008
Oven	2013
Stove	2010
Dishwasher	2012
Roof	2009
Carpet	2018

Insurance

Past Insurance Claims	Ike 2008. Harvey 2018
Existing Warranties	For two AC units: Heater exchange - 20 years, parts - 10 years, labor - 2 years from the date of installation
Flood Insurance	Current policy - \$3,496
Windstorm Insurance	\$2,342
Homeowners Insurance	\$1,072.18

Average Utilities Cost

Electric	Centerpoint - 2024 avg: \$186.24
Gas	Centerpoint: 2024 avg: \$50.29
MUD	San Leon MUD: 2024 avg. \$163.03

Other

Tax Exemptions	Homestead, senior citizen. Taxes after these: \$4887.83.
HOA	No HOA. Communal repairs are split between seven households in the neighborhood
Trash	San Leon MUD: Wednesday and Saturday