

1522 BALL STREET, GALVESTON, TX 77550

PROPERTY FACT SHEET

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Property Fact Sheet

Welcome to your **dream beachside home**, a meticulously renovated property offering **luxurious living** with modern amenities and timeless charm. This **stunning residence** is move-in-ready, boasting significant improvements and premium features that cater to both comfort and style.

Notable Improvements & Premium Features

Interior Renovations

- **Redesigned Kitchen:** An expanded, open-concept kitchen created by removing walls and installing structural beams, adding approximately 200 square feet of living space.
- **Freshly Painted Interior:** The entire interior has been freshly painted, highlighting the beauty of the refinished original hardwood floors.
- **Modern Comfort:** Two brand-new HVAC systems installed for optimal climate control.
- **Restored Charm:** Original pocket doors have been restored and refinished, maintaining the home's character.

Primary Suite Enhancements

- **Luxury Shower:** Experience a spa-like retreat with an expanded, custom-built luxury primary shower.
- **Custom Closet Design:** Enjoy a custom-designed closet, dressing area, and makeup space for ultimate convenience.
- **Functional Layout:** The primary suite layout has been updated for improved functionality and storage.

Outdoor Living Improvements

- **Backyard Transformation:** A fully transformed backyard entertainment space with professional turf for low-maintenance enjoyment.
- **Custom Pergola & Deck:** An elevated deck and custom pergola create the perfect setting for entertaining or everyday relaxation.

Garage & Flexible Space Upgrades

- **Downstairs Garage:** Professionally built-out with air-conditioned storage space, accommodating one vehicle plus extensive storage, or two vehicles if shelving is removed.
- **Upstairs Garage Apartment:** A 400 sq ft fully finished and conditioned space with a private bathroom and dedicated office/workspace, perfect for a home office, guest suite, or studio.

Additional Highlights

- **Capital Improvements:** Extensive upgrades throughout the property, including major mechanical systems.
- **Historical Charm:** Thoughtfully redesigned for modern living while preserving the home's historical character.
- **Sustainable Living:** Approved for Level 2 EV Charger installation, supporting sustainable living.
- **Enhanced Landscaping:** New and upgraded landscaping throughout the entire yard for a refreshing and inviting outdoor experience.

This **exquisite beachside retreat** offers a unique blend of luxury, functionality, and historical charm, making it the perfect sanctuary for modern living. Don't miss this move-in-ready opportunity to own a piece of **coastal paradise**.

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