



HOME AND UTILITY INFORMATION

Address: 13525 Seneca Lake Dr Texas City, TX 77568

Gas Company/Avg Monthly Cost: UniGas \$60.00

Electric Company/Avg Monthly Cost: TXU Energy \$210.00

Water Company/Avg Monthly Cost: Texas City \$60.00 includes Sewer & Trash

Sewer Company/Avg Monthly Cost: Texas City

Trash Company/Avg Monthly Cost: Texas City

Age of Systems

Roof: 3 yrs old AC: 3yrs old Furnace: 3 yrs old Water Heater: 3 yrs old

Septic: Well: Propane: Other:

Home Improvements (please include the year): Custom Outdoor Kitchen (2025): Includes Quartz Countertops, stainles steel BBQ pit & sink/faucet. Custom Cabintry and Shelving (2024): Living Room; Custom Feature Wall in Entry Way(2025) 30ft Tall This concludes the improvements.

Top 3 Thing You LOVE about Your Home:

- 1. Modern Comtemporany Finsihes
- 2. Huge Back Yard with no back neighbors & Culdesac location
- 3. Custom features throughout home (Waterfall Kitchen Island, Herringbone floor 1st level, Rotunda Ceiling, Spiral Staircase

Top 3 Reasons Why You Bought Your Home:

- 1. Custom Features/Finishes (Exterior & Interior) which makes it a very beautiful and unique property
- 2. Big Backyard - No Rear Neighbors
- 3. Total Package- 5 beds, 4.5 baths, 3 car garage, no rear neighbors, big back yard, and beautiful home.

Homeowner Additional Notes/Thoughts to New Potential Owners: N/A