



Townhouse/Condo Incomplete

ML#: **81678226** List Price: **\$599,000**
 Address: [1228 N Redfish Street Unit#2b](#) Orig Price:
 Area: **33** LP/SF: **\$546.53**
 Tax Acc #: [6750-0000-0100-000](#) DOM:
 City/Location: [Crystal Beach](#) State: **Texas**
 County: [Galveston](#) Zip Code: [77650](#)
 Subdivision: **Stingaree** Key Map:
 Market Area: [Crystal Beach](#) Country: **United States**
 Lot Size: **70,437 / Unknown** Section #: **2**
 Lease Also: **No** SqFt: **1,096 / Builder**
 Legal Desc: **2B - N Redfish Rd Bldg 2B** Year Built: **2023 / Builder**

Directions: **From highway 87 head north on Stingaree turn left on Redfish property at end of road**

Listing Office Information

List Agent: [Terminella/Elizabeth T. Boles](#)  List Broker: [BORG01/One10 Realty Group](#) 
 Agent Cell: **214-801-9801** Request an Appointment
 Agent Phone: **214-801-9801** Appt #: **214-801-9801 / Call Agent**
 Address: **151 N Town Crossing #101, Waxahachie TX 75165** Office Phone: **972-827-1129**
 List Agent Web: Fax #:
 Agent Email: bethterminella@gmail.com Office Web:
 Licensed Supervisor:



School Information

School District: [22 - Galveston](#) Elem: [GISD OPEN ENROLL](#)
 Middle: [GISD OPEN ENROLL](#) High: [BALL HIGH SCHOOL](#)
 2nd Middle:

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Mediterranean** # Stories: **2** Bedrooms: **2/**
 Type: **Condominium** # Bldg Stories: **2** Baths F/H: **2/0**
 New Constr.: **Yes/To Be Built/Under Construction** Access: **Automatic Gate** Builder Nm: **South Custom Homes**
 Frt. Door Faces: **West** Loft: **No** Efficiency: Appx Comp: **11/01/2023**
 Balcony Faces: **East, West** Unit Level: **Level 1**
 TREC Contract: **Residential Condominium** Pets Allowed:
 Garage: Carport: **Carport Parking** Lot Dim:
 Parking: **Accompany, Controlled Access**
 Showing: **Accompany, Controlled Access**
 Instruct:

Agent Remarks:

Property is in initial planning phases! We are ready to start taking deposit Use TREC contract for new construction condominium, HOA is still in the process. Address is subject to change. For showing appointments: contact One10 Realty Group for a more personal approach so buyers can enjoy a more satisfying buying experience.

Physical Property Description:

The Pearl of East Marsh offers mesmerizing sights of Galveston Bay while living at this new luxury waterfront community. No matter which residence you choose, each home offers breathtaking vistas from sunrise to sunset. Take a dip in the resort-style pool, or take advantage of the boating & fishing accommodations, including direct access to Galveston Bay, convenient for boaters & fishermen the property offers onsite docking & charging stations for overnight stays. The Pearl is the perfect place to call home for anyone who loves laid-back waterfront living & those with a travel bug, it's an enviable lifestyle choice, because condo living lets you simply lock the door and go on that vacation. It's perfect because you do not have to worry about maintaining your home while you're away. With its shimmering bay views, luxurious amenities, a convenient location, Come experience a glimpse of fine coastal living at The Pearl on East Marsh & you'll feel like you're on vacation every day.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	13 x 13	1st	Primary Bath		1st
Bath		1st	Bedroom	13 x 11	1st
Breakfast	11 x 9	1st	Family	17 x 15	1st
Kitchen	11 x 9	1st			

Bathroom Desc: **Primary Bath: Double Sinks, Primary Bath: Shower Only, Secondary Bath(s): Double Sinks, Secondary Bath(s): Tub/Shower Combo**

Bedroom Desc: **All Bedrooms Down, En-Suite Bath, Split Plan**

Room Desc: **1 Living Area, Breakfast Room, Living Area - 1st Floor, Living/Dining Combo**

Kitchen Desc: **Breakfast Bar, Island w/o Cooktop, Kitchen open to Family Room, Pantry**

Interior, Exterior, Utilities and Additional Information

Wash/Dry Conn: Dishwasher: **Yes** Compactor: Disposal:
 Fireplace: Utility Dist: **No** Microwave: **Yes**

Appliances:

Oven: **Freestanding Oven**
Energy:
Green/Energy Cert:
Roof: **Composition**
Interior: **Balcony**
Exterior Constr: **Cement Board**
Exterior: **Balcony, Controlled Access, Fenced**
Laundry Loc: **Utility Rm in House**
Waterfront Feat: **Bay Front, Bay View, Bulkhead, Pier**

Heat: **Central Electric**
St Surf: **Asphalt, Concrete**
55+ Community: **No**

MgmtCo./HOA **Yes / to be determined / 000-000-0000**

Name:
List Date: **02/01/2023** Expire Date: **12/31/2023**
Comp: SubAgt: **0%** Buyer Agent: **3%**

Range: **Electric Range, Sep Ice Mkr: Freestanding Range**
Flooring: **Vinyl Plank**
Foundation: **On Stilts**
Countertops: **solid surface**
Prvt Pool: **Yes/Gunite**
Area Pool: **Yes**
Unit Loc: **Water View, Waterfront**
Cool: **Central Electric**
Water/Sewer: **Public Sewer, Public Water**
Disclosures: **Covenants Conditions Restrictions, Other Disclosures**

Exclusions:
City/ETJ: **Outside Local ETJ**
Sub Lake
Access:

List Type: **Exclusive Right to Sell/Lease**

T/Date: Bonus End:
Bonus: Var/Dual Rt: **No**

Financial Information

1st Assumable: Finance Cnsdr: **Cash Sale, Conventional, FHA, VA**
Ownership Type: Own Occ Rate:
Maint. Fee: **Yes / \$0 / Annually** Vac Rental:
Maint Includes: **Exterior Building, Grounds, Insurance, Recreational Facilities, Utilities, Water and Sewer**

Other Mand Fee: **No** Exemptions:
Taxes w/o Exemptions: Tax Rate:
Loss Mitigation: Auction: Online Bidding:
Affordable Housing Desc: **No**

Prepared By: Elizabeth Boles

**Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form**

Date: 02/01/2023 12:18 PM

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