



***621 Eastwellglen Lane
La Marque, TX 77568
Delany Cove Subdivision***



(713) 870-0208

Andi Peto-Selby, Realtor®

BD Realty Advisors, LLC, Broker

5010-F Louetta Road, #543

Spring, Texas 77379

For More Information, please contact:

Andi Peto-Selby

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Single-Family Active

ML#: **25139689** List Price: **\$212,500** ↓
 Address: **621 E Wellglen Lane** Orig Price: **\$219,235**
 Area: **33** LP/SF: **\$130.37**
 Tax Acc #: **2959-0001-0024-000** DOM: **58**
 City/Location: **La Marque** State: **Texas**
 County: **Galveston** Zip Code: **77568 - 6580**
 Market Area: **La Marque** Key Map: **736F**
 Subdivision: **Delany Cove Sec 1 2006** Country: **United States**
 Lot Size: **6,260 / Appr Dist** Section #: **1**
 Lot Value: **No** SqFt: **1,630 / Appr Dist**
 Master Planned: **No** Gar Apt SF:
 Lease Also: **No** Year Built: **2014 / Appraisal**
 Legal Desc: **DELANY COVE SEC 1 (2006) ABST 2, BLOCK 1, LOT 24, ACRES 0.14**

Directions: **I 45, Exit 13, South on Delany Road, Right on Meadow Lake Village, Left on Marble Springs Ln, Left on Havenstone, Left on Laurelmist, GPS Input: 621 E Wellglen Lane,**

Recent Change: **11/10/2020 : DOWN : \$214,999->\$212,500**

Listing Office Information

List Agent: **APetoSelby/Andrea Peto-Selby** List Broker: **BDRA01 /BD Realty Advisors, L.L.C.**
 Agent Cell: **Request an Appointment**
 Agent Phone: **713-870-0208** Appt #: **713-870-0208 / Agent**
 Address: **5010-F Louetta Rd. #543, Spring TX 77379** Office Phone: **281-272-2560**
 Alt Phone: **281-272-2560 / Direct Line** PM #: **713-870-0208**
 List Agent Web: **http://www.bdrealty.com** Fax #: **281-676-5619**
 Agent Email: **apeto-selby@bdrealty.com**
 Licensed Supervisor: **Brad Dill** Office Web:

School Information

School District: **26 - Hitchcock** Elem: **HITCHCOCK PRIMARY/STEWART ELEMENTAR**
 Middle: **CROSBY MIDDLE SCHOOL (HITCHCOCK)** High: **HITCHCOCK HIGH SCHOOL**

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

Description Information

Style: **Ranch** # Stories: **1** Bedrooms: **3/3**
 Type: **Free Standing** Access: Baths F/H: **2/0**
 New Constr.: **No** Appx Complete: Builder Nm:
 Lot Dim: **50 X 125** Acres: **.144**
 Frt. Door Faces: **West** Garage: **2/Attached Garage/200**
 Gar/Car: **Auto Garage Door Opener, Double-Wide Driveway** Carport:

Showing Instruct: **Appointment Required, Leave Business Card, Lockbox Front**

Agent Remarks:

Appointment REQUIRED - MUST GIVE A 1 HOUR NOTICE FOR SHOW APPOINTMENT, submit mortgage pre-approval or funding verification with offers. Please follow Covid 19 safety protocol when presenting home to prospective buyers. If Sellers are to pay for Title Insurance, please contact Seller's Agent for Title Company information.

Public Remarks:

Beautiful 3/2/2 - Open concept home, Display alcove in the entry way. Kitchen has a double sink in the island, 43" cabinets, granite counter tops. Tile flooring in the kitchen, bathrooms, entryway and laundry room. Master bath includes a dual sink/vanity, separate shower and deep tub, walk-in closet. House includes Low-E windows, radiant barrier roof, digital thermostat and no backyard neighbors. Exterior front door is protected from the elements, Backyard is fully fenced with a covered patio, open patio, exterior water faucets on 3 sides, gorgeous front landscaping. All square footage is approximate. Easy access to I 45, no flooding.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	12 x 15	1st	Family	15 x 19	1st
Bedroom	11 x 10	1st	Bedroom	11 x 10	1st

Bathroom Desc: **Double Sinks, Primary Bath + Separate Shower, Vanity Area**
 Bedroom Desc: **All Bedrooms Down**
 Room Desc: **Breakfast Room, Family Room, Living/Dining Combo**
 Kitchen Desc: **Kitchen open to Family Room, Pantry, Under Cabinet Lighting**

Interior, Exterior, Utilities and Additional Information

Microwave: Yes	Dishwasher: Yes	Compactor: Yes	Disposal: Yes
Fireplace:		Utility Dist: Yes	Sep Ice Mkr:
Connect: Electric Dryer Connections, Gas Dryer Connections, Washer Connections		Range: Gas Range	
Energy: Ceiling Fans, Digital Program Thermostat, HVAC>13 SEER, Insulated/Low-E windows, Radiant Attic Barrier		Flooring: Carpet, Tile	
Oven: Gas Oven		Foundation: Slab	
Green/Energy Cert: Composition		Countertops: Granite	
Roof: Crown Molding, Drapes/Curtains/Window Cover, Fire/Smoke Alarm, High Ceiling, Prewired for Alarm System		Prvt Pool: No	
Interior: Brick, Cement Board		Area Pool:	
Exterior Constr: Back Yard Fenced, Covered Patio/Deck, Fully Fenced, Patio/Deck		Waterfront Feat:	
Exterior: Subdivision Lot		Water/Sewer: Public Sewer, Water District	
Lot Description: Central Gas		Cool: Central Electric	
Heat: Concrete		Golf Course Nm:	
St Surf: Deed Restrictions		Exclusions:	
Restrictions: Sellers Disclosure			
Disclosures: 55+ Community			

MgmtCo./HOA Name: **Yes / Crest Management Company / 281-**

579-0761 <https://www.crest-management.com/Communities>

List Date: **09/13/2020** Expire Date: **02/28/2021**

Comp: SubAg: **0.00%** Buyer Agent: **3%**

List Type: **Exclusive Agency 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:	Full Ownership	Vac Rental Allwd:	
Maint. Fee:	Mandatory/\$425/Annually		
Other Mand Fee:	No//Transfer/Unknown	Exemptions:	Homestead,,,,Senior,
Taxes w/o Exempt:	\$5,503/2019	Tax Rate:	3.4564
Loss Mitigation:	Auction:	Online Bidding:	
Co-Sell Agent:	()	Co-Sell Office:	()

Prepared By: Andrea Peto-Selby

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

Date: 11/10/2020 12:36 PM

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Front door with storm door, transom window and protection from the elements.



Landscaping to the left of the front door



Open concept kitchen, breakfast room and family room

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Family room



Kitchen, 43" cabinets, double sink in the island, microwave, disposal ad tile floor.



Family room to kitchen view

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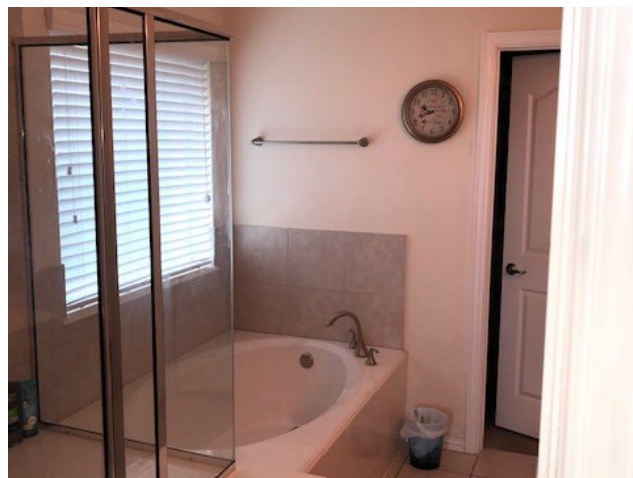
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Primary bedroom



Primary bathroom, garden tub,
standalone shower



Dual sink vanity, Hollywood lights

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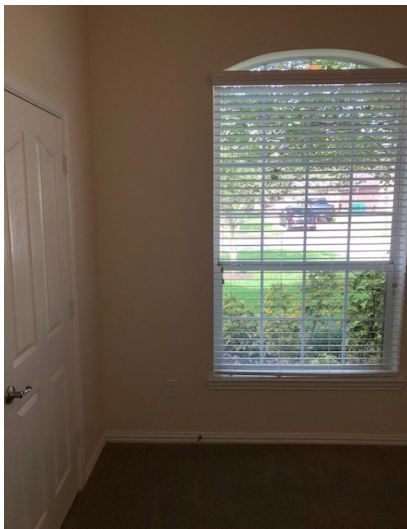
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Bedroom A



Bedroom B



Secondary bathroom

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Laundry room



Back yard, covered patio and open patio



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BD Realty Advisors, LLC	452053	bdill@bdrealty.com	(281) 272-2560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brad Dill	380677	bdill@bdrealty.com	(281) 272-2560
Designated Broker of Firm	License No.	Email	Phone
Brad Dill	380677	bdill@bdrealty.com	(281) 272-2560
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrea Peto-Selby	609620	apeto-selby@bdrealty.com	(713)870-0208
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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