

Photos



This is your new getaway, as seen from the street. You have parking for four cars on the driveway, and space for one vehicle under cover. The balcony is off the master. The gable side has an office up and a workshop below. The window by the boat trailer is your utility room and a bath.

Welcome to paradise! This covered space will be everybody's favorite hangout because it gets wonderful breezes. You have easy access to the downstairs area to the right.

There is a doorway to the downstairs area on the right, and you have more covered patio space. You get a storage shed on the side, and the dumb waiter offers an easy way to carry your heavy items or a load of groceries upstairs. You can stay out of the rain. Previous owner said it carries 2500#, but sellers have no way to confirm.

This is the landing for your stairs. You have a big deck off the house by the dumb waiter, and of course it connects to your party deck over the boat house. The windows are dual-pane and the house has HardiPlank siding for easy maintenance.



This is the view from your back porch upstairs. You have plenty of grassy yard space for pets or kids, and the main event is all the fun on the water. The boat lift is automatic, and you get lights and water. The decks were treated with the 30-year penetrating sealer. Want to buy a boat? This one is for sale.

You will love having your favorite people over to enjoy a week or weekend on the water. There's plenty of space to entertain, inside and out. You can fish from the side or simply enjoy a glass of wine with the sunset.

This is the front of your house, as seen from the upstairs deck. It has been lovingly-updated and upgraded by full-time owners who hate to leave. You won't be disappointed by this one! It's always best to buy from someone with good taste who cares about doing things right!

There's your house with the giant palm tree across the canal! This palm was a tiny seedling the seller found in a driveway joint after Ike. He transplanted it, and WOW!! The water hasn't ever been in the second floor, in case you were wondering. It's beautiful here even on gray and dreary days.

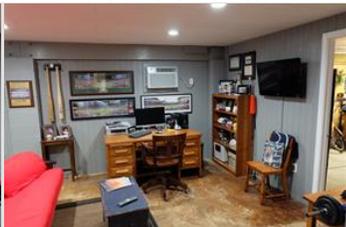


Here's a spectacular sunset the sellers captured from the deck. You will love the views. You are near the end of the street, so the you get to see and enjoy some of the best nature has to offer.

The downstairs area is beautiful at night with the party lights, and it's also a fantastic place to enjoy a rainy day in peace and quiet. There's a little koi pond right beside the stairs.

The downstairs area offers over 500SF of flexible space. It makes a great game room, and could be another sleeping area if you have weekend guests. This downstairs is not insurable. It's also nice to note it does NOT stink down here or stay wet like it does in so many other Bayou Vista properties that are on the market.

The far door leads to a workshop. The utility room and bath are through the other open door. This downstairs is where memories are made year-round. It's fresh and clean, and ready for you to put your decorating touches on it and start having some fun.



Note the LED can lights and the charming ship lap ceiling. There's a wooden bar overlooking the backyard with stools, and an extra beverage fridge by the side door beside the fishing gear. The big white side door opens wide onto the sitting area under the house.

You can see into the bath/utility room here. There's a toilet, sink and a fiberglass shower to the right. W/D are to the left. See the table with the picture above it? That little built-out wall can be unscrewed to reveal all the plywood window covers for the windows that don't have permanent storm shutters.

This wall unit has both AC and heat to keep you comfortable all year. The floors are stained concrete, and have a nice patina. There are flood vents on two walls that have little covers you would remove when necessary. The TV brackets all stay, but TVs go.

The laundry room has both gas and electric dryer connections. The window overlooks the driveway. The washer, dryer and antique dresser will not stay, but you can see there's plenty of space for full-size units and extra storage.



Ah, the workshop... This sits under the craft room/office that was added. The workbench will stay, but the other shelving is portable. You've got a great space to putter and store your tools.

Welcome to the upstairs! The insulated glass door is your main entry to the house. This is taken looking back toward the decks and water. You get a nice, open floor plan with plenty of dual-pane vinyl windows to truly enjoy the views. This was taken on a rainy, overcast day, but you can still see how pleasant the view is and what great light you get.

The living room is to your left as you enter. It has high, beamed ceilings and is bathed in natural sunlight. You have a huge space to work with, and furniture placement is a snap.

This is straight on as you come in and look left. The kitchen is behind you. The secondary bedroom and study/craft room are just behind the wall with the sofa. The palette is soft, with fun beach cottage colors throughout.



This is the view to the right as you walk in. The first door hides the water heater. The second door is your pantry. The floors are wood-look laminate, with tile in the bath. You have space for several cooks to work together to prepare your celebratory feasts.

Your eat-in kitchen was remodeled in 2014, with a farmhouse sink, butcher block counter tops, and a bead board back splash. The cabinets are taller for extra storage and some feature glass fronts to show off your pretty dishes and glassware.

Please make SURE you check out all the bells and whistles in the kitchen. Every square inch is maximized with pull out shelves and dividers in the drawers. The cabinets are soft-touch, self-closing. You are going to LOVE this efficient little powerhouse of a kitchen.

The dining area is in the kitchen and overlooks your decks and the canal. You may not even use it because there are so many places to eat outside. You have great options, regardless of the weather.



Life is short, so don't wait to start making memories on the water. You can live and entertain in comfort and style with your charming little beachy cottage and all its' amenities. Gems like this don't come around very often, so make sure you come check it out ASAP.

The master bedroom features this ship lap wall as the perfect backdrop for your bed. There are so many cute and thoughtful touches throughout this property. You can tell all work was done with love and attention to detail. This one is not like the others. You can unload your stuff and start having fun the same day.

Your master features his/hers closets. Hers has built-in drawers and an organization unit. The door in the hallway is another closet.

The master is across the hall from the secondary bedroom. The bath is between. You get crown moulding and a nice patio off the master.



There's a cute little balcony off the master that makes a great place to enjoy your morning coffee if you want a change of scenery. You can see the water between the houses across the street. The wall behind the flag is the addition where you now have a crafts room/office.



This is the second bedroom. The custom bunk bed frame will stay, and you'll just need to buy new twin mattresses.



Here's another view of the second bedroom. It opens to a room that was added. There are French doors if you want to separate them. The back room isn't a true third bedroom because the rooms are attached and it doesn't have a closet. That doesn't mean you can't use your imagination!



The extra room is now being used for crafts. It makes a great office OR you could reconfigure things and make this the master side with a sitting room. There's a closet in the bedroom, but not in the addition.



You get fans in every room for comfort and convenience, and the paint colors are festive and cheery. The trim is nice and fresh, with crown moulding and nice baseboards.



This is a good time to mention there are storm shutters on the street-side of the house and on the kitchen window. Some are automatic and some are crank. You have plywood for the other windows in the concealed cabinet downstairs, just in case.



The bath is in the hall, just off the living room and between the two bedrooms. It was remodeled a few years ago as a vintage retreat, with an antique feel. This window faces the street.



You get a vintage look with your claw foot tub and beaded wainscotting. There's a wide vanity with a granite top, and the matching linen cabinet stays. You can run downstairs to shower OR simply change out the plumbing fixture to add a shower riser and make this a tub/shower combo if that's what you prefer.



Here's a view of the other side of the bathroom. Everything is sparkling clean and well-organized. Here's a final picture of the bath so these are truly the best sellers to buy from because everything has been done for you!



Here's a final picture of the bath so you can get perspective.



This guy likes to come visit regularly and he is very comfortable with people. You will love the bird-watching. It can't be beat.



The pelicans like to swim in the canal behind your house. Speaking of swimming, you can float off your dock or swim at the Bayou Vista pool, which is just up the street.



You can often see baby ducks learning to swim. Family time on the water is a good time, no matter who you are.



You're going to love the new slower lifestyle and the peace and quiet of being on the water. Don't forget you have a park nearby for the little ones. It's also very fun and entertaining to feed the birds from your deck.