

186 N Panuco Features List

- 66 x16 manufactured home built in 2015.
- Located about 60 ft from boat launch and lake access.
- View of goat island. Boat access to goat island to enjoy picnics and shallow cove/sandy beach area.
- Includes boat slip with electric lift, electrical recently replaced.
- Includes newer front (16 x 8) and side (40 x 8) covered decks. Side deck includes shallower and deeper steps (handicap steps). Easier to bring groceries into house. Also has gate that closes to keep pets and kids on deck. Patio surround has close rails for safety.
- Extra large carport with 66 ft. x 20 ft. concrete driveway, fits 4 vehicles, RV, boat etc. Carport is not attached to manufactured home, to protect the builder warranty.
- Interior neutral colors, including all black appliances. Side-by-side refrigerator with water/ice in door. Smooth-top electric range. Dishwasher and garbage disposal.
- High efficiency front load washer and extra large capacity washer and dryer included.
- Full-size walk in shower in master bath.
- Energy efficiency package included when manufactured home was purchased. Thermal dual pane windows. Extra insulation in walls

and ceiling. Under house vents, automatically open and close, open when temperature is hot, close in winter.

- Large shed/workshop 18ft x 10 ft. Includes wall A/C unit.
- Skirting made of hardyboard, includes multiple doors to access underneath house for plumbing and storage.
- Plumbing is made of pex pipe. Cleanout is located at rear of house, underneath with door access. Pipe is insulated from water main to house.
- Exterior wiring was replaced and a surge protector was put on the house in 2015 to protect from lightning.
- 2 fenced back areas with grass.
- One fenced area is covered with chicken wire, includes a ramp, and covered deck for furry friend comfort, safety and a doggy door with access to the house.
- 80 ft x 8 ft side yard for running and playing.
- Gabled canopy from utility room exterior porch to prevent rain to house. French drain leading out to front of house for drainage. Gutters at back of house for drainage.
- Motion sensor LED lights located on front end and back end of side deck for safety.
- Only 30 minute drive to Sam Houston State University in Huntsville.

- Electric Bill is about \$110 in winter and ranges from \$140-\$170 in summer.
- HOA fee includes garbage pick-up and sewer.
- Water is Lake Livingston Water Supply.
- Sewer is maintained by Trinity River Authority.
- Concrete drainage at street end of property belongs to property owner's association.