

128 STARBOARD DRIVE FEATURES

Community

Gated access
Clubhouse & pool
Protected canal leading out to Galveston Bay
Boardwalk around entire canal
Community run homeowners association

Entry

Composite staircase for front entry and composite railing for all decks
Gorgeous composite wind rated front door with stainless triple locks
Impressive interior entry w/ view of all 3 floors from front door and wrought iron spindle staircase
Large entry windows providing tons of natural light
Travertine flooring, custom chandelier, nook for furniture / entry table

First Floor

Remi Hydraulic Lift Elevator leads to all 3 floors
Travertine flooring
Custom built-in shelving and coat hangers
Nook under staircase for indoor pet crate or storage
Fishing & hunting room (hobby room) with attached aluminum fishing rod holders
Split 3 car garage with 12ft ceilings
3 garage doors
Automatic garage door openers
Large additional storage area in left bay garage
1st floor kitchen with wind rated automatic roll shutter that opens to the back patio area perfect for entertaining
1st floor kitchen features Wolf 48" gas cook top, stainless dishwasher, and stainless three door refrigerators w/ automatic ice & water
Custom cabinets with granite counters and all high-end stainless hardware
Flat screen television
Full Bathroom with custom teak wood sink, high-end stainless faucets and hardware, walk-in shower with travertine, granite counters, and custom cabinets
887 square foot covered patio area w/ recessed lighting and large galvanized dog pen overlooking water

Second Floor (Living Area, Formal Dining, Kitchen, Secondary Bedrooms, & Baths)

Oversized hall with art niches leading into gorgeous open living area, formal dining, and kitchen
Beautiful nailed engineered wood flooring throughout
12x15 formal dining with curvaceous arched surround and high-end chandelier. Large enough to fit an 8 setting dining table and hutches
Wall of windows overlooking deck and waterfront in the very spacious 15x19 living area that leads out to massive 625 square foot deck



Second Floor (Continued)

Beautiful plantation shutters throughout with the exception of the remote operated blind for the oversized picture window in kitchen

Absolutely amazing gourmet kitchen with professional appliances including:

5ft Wolf gas 6 burner w/ 24" griddle and double ovens, Wolf commercial vent hood, Wolf built-in microwave, Sub-Zero 4ft refrigerator/freezer combo with ice and water dispenser, Sub-Zero beverage cooler

Custom painted and glazed cabinets with high-end stainless hardware, upper display cabinets, wine rack, and roll-out drawers

High-level granite counters with gorgeous glass, travertine, and marble backsplash

Stainless deep farm sink with commercial grade pull down spray faucet

Large island with vegetable sink, storage, electric, hidden roll trash bin, and darker finish

Walk-in Pantry with ample shelving

Extra long bar area with beautiful high-end pendent lighting

Spacious secondary bedrooms include walk-in closets with 3 tier hanging racks and built-in shelving/drawers

1st secondary bathroom includes custom blue vessel sink, granite counter, silver travertine in shower, glass door, all stainless hardware, high-end faucets, and rain shower head

2nd secondary bathroom features double sink vanity with high-level granite, stainless hardware, walk-in travertine shower with glass door, upgraded mirror, again high-end faucets and rain showerhead

Large laundry room with built-in shelving/cabinets, clothes rack, cabinet for folding with granite counter and sink area

Home network closet with Cisco switches included, wired with Cat5

Third Floor (Master Suite)

Landing area outside of elevator leading into master features a coffee bar with sink, custom cabinets, granite, and in cabinet beverage cooler

Breathtaking 30x40 master suite with full sitting area, space for office, whatever you need!

Plantation shutters and glass door leading out to private 225 square foot deck with stunning views of Galveston Bay

16x12 Luxury master bath features: hammered copper double slipper tub, his & her vanities with granite, hammered copper sinks, high-end faucets, stainless hardware, custom built-ins with drawers and shelving, two person shower with double shower heads, double wands, and rainfall head, two entrances into master shower

Gorgeous custom hand blown glass lighting over vanities and tub

Dressing area with extra large mirror and bench outside of massive master closet

15x12 master closet boast 2 & 3 tier clothing racks, shoe cabinet with shelving and drawers

Exterior Features

Boathouse with electric lift and rooftop deck, will fit up to a 27ft boat and lift should hold approximately 7,000lbs

Fish cleaning station with hot and cold water

Mosquito misting system with misters around 3 sides of the home

Gas line ran out to ground floor deck for crawfish/crab boils by the water

Exterior Features (Continued)

Hurricane wind rated windows throughout (no plywood covering or exterior shutters needed, but buyer's choice)

Over 2,000 square foot of patio/deck and over 7,000 stainless screws used on all exterior decks
Bulkhead redone when the home was built with treated round post instead of square for extra durability

Full Sprinkler System

Gutters connected to French drains

LED Exterior lighting throughout

Solid Stainless hardware throughout

Extra Interior Features

8ft doors throughout

10ft ceilings

12ft ceilings in garage

Hydrospring water softener system

Commercial ice machine with drain line

Three keyless entry pads

Three AC systems: Ground Floor 2 ton, 2nd floor (main) 4 ton, 3rd floor 3 ton

Two Gas heating systems

PEX plumbing system

Top of the line ceiling fans throughout

2 - 150 watt service panels

Energy Features

Radiant barrier

Exterior walls are 6 to 8 inches for a higher R-Value

Low-E wind rated windows

High efficiency HVAC systems

Every light fixture is LED interior and exterior

Low utility bills