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Special Features & Additional Information – 815 Ivy Rd

Property Features: Lot & Location

- Oversized 11,000 SF lot (room for pool, guest house, additional storage or workshop)
- Steps from Kemah Channel, Deep Hole park and community boat ramp with deep water access
- Part of lot 1147 and lot 1148 can be subdivided to a 40x100. Existing public sewer and water taps located on lot 1148
- High and dry for Hurricane Harvey

Property Features: Structural/Mechanical

- Concrete pilings
- Windows and slider doors replaced; double pane, energy efficient (2003)
- Gas and electrical upgraded to accommodate 22KW generator that will power entire home
- Hot water heater (2008)
- AC system replaced 2016 (Daikin) serviced annually
- Hurricane shutters for sunroom, front door and primary bedroom slider door

Property Features: Interior

- 2 story vaulted open Livingroom
- Island kitchen
- Flex room – excellent office space, formal dining room or 5th bedroom
- Bamboo flooring and new carpet throughout

Property Features: Exterior

- Spacious partially covered deck with water views
- Ample parking
- Oversize garage/storage area with extended length for boat parking
- Lush landscape and mature trees add curb appeal and privacy

Insurance: Flood: \$660/annual Homeowners & Windstorm: \$2,868/annual

***This information has been provided by the seller as a courtesy only. Insurance cost will vary due to multiple factors. All Buyers should obtain a home inspection, insurance quotes, and verify all information independently. ***