

22116 Cantina Features

GENERAL

1. 2018 Construction.
2. Home elevation at 20.2ft with minimum required Base Flood Elevation at 17ft.
3. Flood Zone A.
4. Located on canal in newest section of Sea Isle with direct access to Galveston's West Bay.
5. Only blocks away from the following Sea Isle amenities: The West End Marina (with marine fuel supply pumps), The West End Restaurant, The Sandbar Grille, West End Marina Store, Sea Bait Camp, and Sea Isle's private community pool, playground, tennis court, park pavilion, boat launch, beach, and 1000 ft fishing pier.
6. Active Sea Isle Property Owners' Association.
7. 3 blocks from the Gulf of Mexico. Short walk to Sea Isle community beach.
8. Located on wide, curbed concrete street with night street lights
9. View of beach from upstairs Master Bedroom balcony.
10. Completely furnished and move-in ready

INTERIOR

1. Modern furniture and appliances.
2. Custom shades – 3 are motorized.
3. Significantly more windows than most beach homes.
4. High ceilings: First Floor = 10 ft; Second Floor = 9 ft.
5. Quartz countertops and vanities.
6. Porcelain wood look tile throughout.
7. Custom tile backsplash in Kitchen.
8. Shower and bath wall tiles extend from floor to ceiling.
9. Large Island in Kitchen.
10. Modern custom 'floating' interior staircase.
11. Custom wood cabinets and vanities throughout.
12. Modern interior lighting fixtures over Kitchen Island and above Staircase.
13. Large stainless steel 72in ceiling fan in Living Room. Modern ceiling fans in all bedrooms, backporch and front porch, and upstairs Master Bedroom balcony. All fans with remote controls.
14. Cable TV and phone outlets in all rooms and ground floor Storage Room/Garage.
15. Electric outlets in select closets for charging vacuums or other devices.
16. Laundry Room with Washer and Dryer, and large Utility sink.
17. HVAC air handler & high efficiency electric water heater.
18. Trane/split' HVAC System with independent 1st & 2nd floor programmable NEST thermostats.
19. Plumbing connections and electrical outlet in Mechanical Room for future whole-house waterfiltration or softener system.
20. Foam insulation in exterior walls, subfloor and attic.
21. Interior walls and floors insulated to reduce sound/noise between rooms.
22. Extra protection Schluter-Kerdi shower system installed in shower walls and floors.
23. PEX water supply piping.
24. Pet Door
25. Custom Closets
26. High quality interior & exterior Sherwin-Williams paint.

EXTERIOR

1. Hardy Plank siding throughout exterior.
2. Sherwin-Williams upgraded high quality, mildew-resistant exterior paint.
3. Large outdoor Shower with both hot and cold water.
4. Porches front and back with private balcony off Second Floor Master Bedroom.
5. Deck boards fastened with stainless steel screws.
6. Ground floor combination Storage Room/Golf Cart Garage with remote control roll-up door and Outdoor Bar with manual roll-up window.
7. Boat House with 6000 lb lift capacity electric hoist, stainless steel cables and wide boat slings.
8. Party deck on top of Boat House connected by walkway to House rear Balcony.
9. Flood lights covering front and back yards, boat house and canal areas adjacent to boat house.
10. Porch swing and single swings below back porch.
11. Junction box and underground conduit provided on rear piling for future spa. Electrical cables and circuit breakers are not installed.
12. Upgraded Zoysia grass lawn
13. In-ground programmable multi-zone sprinkler system.
14. Custom Firepit with stainless steel cover
15. Secured Louvered ground level with Dutch doors
16. Man Cave with roll down doors and commercial grade beverage cooler
17. Outdoor bar with mounted television
18. Roll down front and rear garage doors allow control of breezes and expands the entertaining area
19. Large patio area
20. Water and electrical to boat house
21. Ramp for ease in carrying items to the water
22. White vinyl fence with roller gates at driveway.
23. Ring Alarm & Camera system
24. Marine boat bumpers
25. Electronic bird detector at boat house
26. Solar powered commercial lighting
27. Marine grade stainless hardware loops and latches around boat dock
28. Plywood rockers and swivel chairs
29. Custom address signage