

2341 AVENUE A, SAN LEON, TX 77539 - PROPERTY FEATURES

PROPERTY INCLUDES: 75' OF WATERFRONT / HOME LOCATED ON 1/2 ACRE, PLUS RED FISH REEF
LAND ACROSS AVE A ON THE WATER WITH CONCRETE SEAWALL
4 BEDROOM / 2.5 BATH PLUS 2 CAR OVERSIZED GARAGE AND 2 CAR CARPORT 2,914 SQ FT
WITH LARGE DECK ABOVE FOR ENTERTAINING
PIER FEATURES BOAT LIFT, LOWER & UPPER DECK FEATURES BENCH SEATING -
FISH CLEANING STATION
LOCATED ON THE NORTH SHORE WITH GREAT VIEWS OF GALVESTON BAY &
KEMAH, GREAT SUNRISES/SUNSETS
WONDRFULLY LANDSCAPED LAWN WITH WATER FOUNTAIN GRAPE ARBOR,
OUTSIDE BATHROOM, FRUIT TREES AND BEUTIFUL OAK TREES

INTERIOR & EXTERIOR FEATURES

DOUBLE PANED LOW E WINDOWS
2021 A/C SYSTEM UPSTAIRS REPLACED
2019 & 2020 ELECTRIC HOTWATER HEATERS REPLACED
2021 ELECTRICAL SUBPANEL REPLACED
HARDIPLANK SIDING

ENTRY/LIVING ROOM

ENTRY WITH WROUGHT IRON RAILING
WOODBURNING FIREPLACE
WOOD WALLS AND TRIM

FAMILY ROOM

2011 LG 9000BTU MINI SPLIT DUCTLESS HEAT PUMP SYSTEM
LARGE WINDOWS OVERLOOKING THE WATER
TRAY CEILING WITH RECESSED LIGHTING

KITCHEN/BREAKFAST

UPDATED WITH GRANITE COUNTERTOPS, CUSTOM HARDWOOD CABINETS,
STAINLESS STEEL GAS RANGE WITH 5 BURNERS/2 OVENS/MICROWAVE
RECESSED LIGHTING
BREAKFAST ROOM WITH LARGE WINDOW OVERLOOKING THE WATER
BREAKFAST/SERVING BAR
PORCH OFF OF KITCHEN

BATHROOMS

2013 SECONDARY BATHROOM UPDATED WITH TUB, TRAVERTINE SHOWER WALLS &
FLOORING, TOILET, VESSEL BOWL SINK, PLANTATION SHUTTERS
2016 POWDER BATH UPDATED WITH VANITY, MIRROR, LIGHTING AND TOILET
MASTER BATH UPDATED WITH DOUBLE SINKS, TILE/GLASS BLOCK SHOWER WITH
BENCH SEAT, CUSTOM CABINETS AND GRANITE COUNTERTOPS
LARGE WALK IN CLOSET

SECONDARY BEDROOMS

NICE SIZED ROOMS WITH PLANTATION SHUTTERS, WOOD FLOORING,
LARGE CLOSETS, CEILING FANS

MASTER BEDROOM

LARGE WINDOWS OVERLOOKING THE WATER
DOOR THAT LEADS TO OUTSIDE BALCONY
RECESSED LIGHTING IN TRAY CEILING
MASTER BEDROOM HAS TWO CEILING FANS
LARGE WALK IN CLOSET WITH ELFA CLOSET ORGANIZING SYSTEM

NOTES & INFORMATION

WASHER & DRYER STAY WITH HOME

SURVEY AVAILABLE

ROLL DOWN HEAVY ALUMINUM HURRICAN SHUTTERS INCLUDED

DURING IKE THE WATER ONLY CAME TO THE ENTERANCE OF THE HOME,
INTERIOR OF HOME DID NOT FLOOD IN HARVEY

ROOF IS METAL ON THE UPSTAIRS BEDROOM & GARAGE. MAIN ROOF IS EVERSEAL

HOME IS A GREAT INVESTMENT FOR A VACATION RENTAL

BOAT STORAGE SHED

IF BUYER IS INTERESTED, SELLER HAS ADDITIONAL FURNISHINGS THAT HE IS OPEN
TO LEAVING. CALL FOR LIST OF ITEMS.