

# 2341 Avenue A - San Leon



- Beautiful 4 Bedroom, 2.5 Bathroom, 2,914 sq. ft. Home
- On 1/2 Acre with 75 Feet of Waterfront Plus Land Across Ave. A on the Water with Concrete Seawall
- 2 Car Oversized Garage, 2 Vehicle Carport with Large Deck Above - Ideal for Entertaining & Watching Sunsets
- Pier Features Boat Lift Plus Lower & Upper Decking Bench Seating - Also Fish Cleaning Station on the North Shore has Great Views of Galveston Bay & Kemah
- Lovely Landscaping with Water Fountain, Grape Arbor, Outside Bathroom, Fruit Trees & Majestic Oak Trees
- Interior Floor Plan with Formal Living Room that has Wood Burning Fireplace & Wood Walls/Trim
- Entry has Staircase with Wrought Iron Railing
- Family Room has a Large 9,000 BTU Mini Split Ductless Heat Pump System, Tray Ceiling with Recessed Lighting, & Large Windows Overlooking the Water
- Kitchen with Stainless Steel Appliances, 5 Burner Gas Range, Custom/Upgraded Granite Counters, Serving/Breakfast Bar, Hardwood Cabinets, 2 Ovens, Recessed Lighting Plus Breakfast Room Overlooking the Water
- Owner's Bedroom with Recessed Lighting in Tray Ceiling, a Large Window Overlooking the Water & Balcony Access
- Primary Bathroom with Dual Sinks, Tile/Glass Block Shower with Bench Seat, Custom Cabinets, Granite Counters & a Large Walk-in Closet
- Secondary Bedrooms with Plantation Shutters - Bathrooms Updated with Plantation Shutters, Travertine Shower Walls, Vessel Sink, Etc.
- Heavy Roll-Down Aluminum Hurricane Shutters
- Double Paned Low E Windows
- Upstairs A/C Replaced '21, Elect. Sub-panel Replaced '21, Elect. Hot Water Heaters Replaced ('19 & '20)



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All information should be verified.



Each Office is Independently Owned and Operated.