

Detailed Pricing and Amenities

Per Seller, Property consists of

- 1. 2,000 s.f. House - \$289,000**
- 2. Boat Launch, B.J. Marina - 1,260 s.f. structure & active business on water front lots - \$369,000**
- 3. Water view lots across the street - \$189,000**

Total land per HCAD on all tax accounts listed is 260,911 sq.ft. (5.98 Acres) Waterfront property boundaries extend into the water. Do your own due diligence. Owner prefers to sell all properties together. Direct Lake access. House completely remodeled after Harvey. Per Seller, Marina area has 6 RV/Camper Hookups, 4 are active @ \$450/month. 1 of the 4 renters trades yard/maintenance for rent. Room for more spaces. Own your home with functioning Marina business, RV rentals, waterfront & two water view lots for builder/investor. Overhead views show Boat Launch, Marina & Waterfront Acre Outlined in Green. House & side yard is located right of the boat launch. The two acre water view corner lot (2 lots) are directly across the street from the house & boat launch. Perfect site for further development!! Owner will divide at prices listed above or will discount to \$795,000 if purchased all together!!

All Property for sale consists of:

**HCAD#0503480000159,#0503480000161,#0503480000162,
#0503480000153, #0503480000154. at \$795,000**

Owner will divide properties as follows:

HCAD#0503480000159 HOUSE \$289,000

HCAD#0503480000161 & HCAD# 0503480000162 Boat Launch, B.J. Marina & Marina Lot \$369,000

HCAD# 0503480000153 & HCAD# 0503480000154 Two 1 Acre Water View Lots \$189,000!

Owner prefers to sell all together. Own a home w/ fully functioning BJ Marina business with extra waterfront & two water view lots for builder/investor. Call for Title Company info.

