

1307 BRIAR BAYOU

FEATURES & AMENITIES

HOME STATS

3,211 square feet (per appraisal)
.78 acres
3-4 bedrooms
3 baths
Exterior – Brick
Foundation – Concrete slab
Year Built – 1963

INTERIOR

Samsung smart appliances
Induction stovetop
Kitchen island – gas equipped
On Demand hot water heater
Wood burning chimney
Oversized pantry with built in wine cooler
Large bay windows across back of house onto the back yard
Rain shower soaking tub in master bath
Double panel hurricane proof EE windows, doors and skylights
Plantation shutters throughout home
Ceramic tile floors in walnut finish

EXTERIOR

500 gallon pressurized capacity natural spring water well

- 720 feet deep
- Pump replaced in 2018
- Water and well maintenance shared with two neighbors
- COH water hookup operational but not used

1100 square foot pole barn with RV gate and oversized garage doors

Small shed behind pole barn

Outdoor lighting throughout property on home, trees, porch and pool

Covered outdoor patio with gas hook-up and entertainment area with mounted TV

Canopy of matured hardwood trees around yard

- 10 oak
- 2 pecan
- 1 magnolia
- 1 cottonwood
- 1 avocado
- 2 apple
- 1 peach

French drain system installed in yard for water mitigation – 14 inch culvert along back fence

A/C Pump and Compressor replaced 2020

Pool pump replaced in 2020

8 foot fence around property installed 2018

Pool re-plastered in 2016

Composite roof – 10 years old