

Features

30 W. Red Oak Lane
Rockport, Texas 78382 (Holiday Beach)

- ❖ Windstorm Certified
- ❖ Plumbing supply lines heavy walled copper
- ❖ Drain through floor in laundry room
- ❖ Two HVAC units to control temperature upstairs and downstairs independently
- ❖ HVAC units sitting on top of wooden racks off the ground
- ❖ Vented closets
- ❖ Recessed lighting throughout the house
- ❖ Radiant barrier sheeting
- ❖ R15 insulation in the walls and R30 in the floors and ceilings
- ❖ Blocking for bath accessories – prevents tear outs
- ❖ Low maintenance exterior siding, deck and stairs
- ❖ Hydro-Action 500 Aerobic Septic System, maintained and inspected by installer, AMW Construction LLC
- ❖ New A.O. Smith 38-gallon low-boy water heater installed April 2021 with a 6-year warranty
- ❖ Domestic water supplied by Holiday Beach Water Supply Corporation
- ❖ Commercial blower for vent-a-hood
- ❖ Curley Maple vanity in master bath and cabinet doors in guest bath
- ❖ Granite counter-tops
- ❖ Cedar lined walk-in closet upstairs and climate controlled
- ❖ Hardwood floors throughout excluding kitchen & bathrooms which it tiled
- ❖ Viking built-in double oven and warming drawer
- ❖ Fisher & Paykel dishwasher (drawer model)
- ❖ Amana cook top
- ❖ 3 attic access doors
- ❖ Outdoor electrical outlets on deck and under house
- ❖ 2 breaker panels for indoor and separate for outdoor
- ❖ Low maintenance energy-efficient home
- ❖ Legacy Cargo lift installed June 2016
- ❖ Home had minimal damage from Harvey: Roof was replaced in September 2017. Siding on east side was replaced and small 3-ton unit for upstairs was replaced.
- ❖ Community pool, boat ramps and fishing pier
- ❖ Refrigerator, washer & dryer included in sale
- ❖ Property includes two lots (29 & 30) consisting of 10,000 sf