

5222 BAYSIDE DR, BEACH CITY, TX 77523  
FEATURES LIST (All per Seller)

1. Entire Property is elevated and drains to property lines
2. Gutters drain into underground drains
3. Water well pump replaced in 2020
4. Oversized 2" (NOT 1") Water lines for good water pressure from well capable of 20 GPM
5. Water & gas plumbed to back porch for outdoor kitchen
6. Elevator to all levels
7. 2 Separate septic systems for gray and black water
8. Large capacity commercial grade tankless water heater
9. Viking appliances including oven, warming oven, range and dishwasher
10. Kitchen Aid built in refrigerator/freezer
11. Separate HVAC systems for upper and lower floors
12. Primary suite on top level with spectacular water front views
13. Primary suite includes his and hers vanities and closets
14. Extra Large pantry and laundry room
15. Backyard fully bulkheaded with concrete
16. Wide doors & hallways for ease of use with walkers or wheel chairs
17. Mounting points framed into walls for future needs of handrails
18. Home exceeds code minimums & includes the following:
  - a. 2 x 6 exterior wall framing
  - b. 6 x 6 in place of 4 x 4s
  - c. 8 x 8 in place of 6 x 6s
  - d. Closed cell foam insulation