

# Top 5 things we like about the property

1. Beautiful beach view & enjoying the sounds of the waves from 2 decks or covered space below.
2. Family friendly - enjoy the beach, watch a movie, play a game of cornhole or table tennis while you cook out on the grill, read a book, play a game or enjoy a puzzle. So many things for families to enjoy!
3. Work, play & school! Great place for having fun but can also be a great place for working remotely or homeschooling.
4. Best beach walks!!! Private beach with beautiful sand, excellent for long walks & the most beautiful sunrises & sunsets!
5. Location!!! Short drive from Galveston, a 2-3 minute walk to beach, grocery store & Nate's Seafood!

## 2021 Updates

1. Repainted complete interior.
2. New stainless fridge and dishwasher.
3. Replace living room fan with nice fanimation fan.
4. All new decor & furnishings including a high-end queen sofa sleeper from West Elm. Added top of the line kitchen furnishings including Keurig, Ninja blender, OXO pots & pans & baking pans, Kitchen Aid knife set, etc.
5. Full remodel of bunk room bathroom.
6. Replaced faucets, toilet paper holders & towel racks throughout.
7. Removed 2nd entry door to bunk room bathroom & replaced with a mudroom area - providing more space & privacy in bathroom & an improved entry.
8. Replaced original piping with all new PEX piping throughout due to 2021 Texas freeze. (Fortunately, no water related damage.)
9. Added bead board accent walls in several rooms to provide a more coastal & customized look.
10. Replaced all the shelving in the utility room.
11. Replaced several vents with nicer, newer ones.
12. Added additional smoke detectors - increasing it from 1 per floor to 2 per floor, totaling 4.
13. Painted outside furniture on decks.
14. Added table tennis, Cornhole, grill, beach carts, chairs & umbrellas & beach toys.
15. Upgraded WiFi to fiber optic & created space to work/school remote.
16. Redid fireplace & added electric fireplace unit.
17. Added 65" Smart TV & DVD player in living & Smart TV in bunk room.
18. Added custom white blinds on all windows.
19. Added Fanimation ceiling fan in living & new stairway light fixture.
20. Added books, puzzles and games.
21. Added new arcade machine (October 2021) that can be added to purchase for an additional \$500.