

805 Blume Drive or 89th Street Galveston Texas 77554

Totally Custom Home-Built in 2005-Designed by local architect- Jill Bryant and very well built by well known local builder, John Weldon.

Located on beautiful, well protected, "Laguna De Oro" with convenient access to I-45. An excellent location for large boats and sailboats that require deep water. Very convenient access to the Intracoastal Waterway.

This waterfront home site can't be compared to a typical canal home. "Laguna De Oro" is considered one of Galveston's well kept secrets! This quiet and friendly lagoon neighborhood offers the views and privacy that are difficult to find.

Numerous quality features that make this Home "Stand Out" in a crowd:

Starting with the Therma-Tru Fiberglass front door, leading into unique yellow pine, 2X8 T&G, flooring with polyurethane natural finish throughout the home. The main level ceiling height is 9 feet.

All interior doors are double panel and insulated with brushed nickel finish hinges and handles.

All interior trim work is natural yellow pine finish with custom designed door trim and 1X6 floor trim

All interior outside- corners finish with "rounded" corners

MASTER BEDROOM

- Therma-Tru fiberglass, glass panel, double insulated, Low-E, non hurricane impact, door with integral mini-blinds leading to the balcony facing the wetlands across the street
- High window placement hurricane impact , double insulated, low-e, Simonton window
- 2 -Cat-5 TV/Cable/Internet receptacles
- Hunter ceiling fan in brushed nickel finish
- Separate wall switch for fan and lights
- **In-suite master bathroom** with pocket door
- Custom Vanity with double sinks, 2" higher counter heights and sitting make-up vanity
- 2 recessed solid oak retro "medicine cabinets" with electric outlets in each
- High placement hurricane Impact double insulated, low-E, Simonton window
- Extra large (43 X 68) custom walk in cultured marble shower with ceiling mounted 8" rain shower head and wall mounted hand- held shower head, recessed alcove for toiletries, bench seating
- All plumbing fixtures "American Standard" brush nickel finish
- "Fish motif" cabinet knobs

- 36" doorway opening into private water closet with Kohler, chair seat height, commode
- 36" Pocket door leading to master closet (10' x 7')-"His and Hers" closet with double hanging rods and "her shelving" for shoes/purses/hats, built in dressing area with "closet maid" wire basket drawer system, halogen track lighting, dedicated A/C vent to keep clothes fresh

DRAMATIC ENTRANCE HALLWAY

- Niche for artwork and entrance table
- Coat Closet
- Internet/TV Cat-5 distribution center in hallway coat closet
- Two, large, high placement AC/Heat return vents
- Custom hanging pendant lighting
- Art light in niche
- Above door, Simonton, double insulated, Low-E (hurricane impact) window

UTILITY ROOM

- Double French doors
- LG, front loading, HE washer
- LG, front loading, gas dryer (stacked on top of washer)
- Refrigerator with RO water for ice maker ** + Plumbed to Refrig*
- Above appliances cabinet storage
- Electrical distribution panel
- Utility storage cabinets with counter space

KITCHEN

JAS ~~All appliances included (washer/dryer, two refrigerators)~~

- Custom Maple Cabinets with light green "coke-glass" handles
- Lazy Susan in large corner cabinet
- Electric double oven: great for entertaining
- ~~Glass top electric stovetop~~ (natural gas piped in for easy conversion) *Gas stove to p*
- Large vent-a-hood built in the cabinets with very quiet vent system.
- Reverse osmosis (R/O) drinking water system under sink routed to both refrigerators for R/O ice

- Deep double stainless steel sink with tall American Standard brush nickel faucet
- Bosch dishwasher-extremely quiet
- Large Bar facing kitchen-perfect place to eat or just “hang-out”
- Built in microwave
- Garbage disposal
- Pantry with electric outlets inside
- Hunter ceiling fan with Brushed Nickel Finish
- 3 nautical style brushed nickel pendant lights over bar
- Under cabinet halogen lighting
- 1- Cat-5 TV/Cable/Internet receptacles with under-cabinet fold-up TV

LIVING ROOM

- “Showcase” double-insulated, Low-E windows (non hurricane impact): 2 opening “Tilt Sash Double Hung”-for easy cleaning and 3 large (3X6) picture windows for fabulous view of the water
- Natural finish, yellow pine window ledges in every window.
- Built- in surround speaker system with 5 R.L. Polk speakers
- In-wall Media connection system: Cat-5 and speaker systems to Living Room surround, screen porch speakers, and lagoon deck speakers.
- Hunter ceiling fan with Brushed Nickel Finish
- Tray Ceiling with hidden rope-light accent lights
- Ceiling can lights on dimmer

DINING AREA

- Built in “dining nook” with custom bench seats
- “Showcase” double insulated, Low-E (non hurricane impact) windows: 1- opening “Tilt Sash Double Hung”, 1- large (3X6) picture window
- 2- Therma-Tru Fiberglass, glass panel doors: one going to the screen porch; one going to outside deck on the water side. Both door’s glass panels are double insulated, Low-E, non hurricane impact.

SCREEN PORCH

- ‘treated’ tongue & groove flooring with slope for draining

- “all weather” ceiling fan
- Marine grade speakers connected to LR media center with “Monster” wiring
- 8 X 10 room size

POWDER ROOM

- Conveniently located on main living floor
- “Jacuzzi” brand pedestal sink and chair seat height commode
- Teak boat handles for towel racks
- Sliding Pocket Door

STUDY ON MAIN FLOOR

- 2 “Showcase” double insulated, Low-E (hurricane impact) windows with opening “Tilt Sash Double Hung”
- Natural finish, yellow pine window ledges in each window.
- 1 Cat-5 TV/Cable/Internet receptacles
- Hunter Ceiling Fan in brushed nickel finish
- Great Location for home office and/or home gym
- 15 glass panels, Therma-Tru conventional door

BEAUTIFUL STAIRWAY TO SECOND FLOOR

- “Book Nook” Custom space on landing with two, large(12ft tall), natural wood, book cases
- “Window bench/bed” with open “basket” storage beneath and custom 4” cushion
- Halogen adjustable wall mounted reading light
- Large “Showcase” double insulated, Low-E (hurricane-impact) window with opening “Tilt Sash Double Hung” with natural finish, yellow pine window ledge
- Stairway light switch at top and bottom of stairs

2ND FLOOR BATHROOM

- 6ft long “2 person” garden, soaking tub surrounded by cultured marble
- American Standard “Retro” faucet in chrome with retractable hand-held personal shower
- Floor to ceiling linen Closet with double doors
- Large, high mounted, double-insulated, Low-E, (hurricane impact), Simonton window

- West facing view of Galveston Causeway and the ICW towards Texas City
- Cultured marble vanity with great storage.
- Antique (recycled from a 100 yr old house in the “Heights” in Houston) built-in medicine cabinet
- Sliding Pocket Door
- “Shells” motif on all pull knobs

1st UPSTAIRS BEDROOM

- Private balcony facing Laguna De Oro and great view of Moody Gardens, Offats Bayou and West Galveston Bay
- Therma-Tru fiberglass, glass- panel, double insulated, Low-E, (non hurricane impact) door and a great view
- Balcony has under-eave power receptacle for xmas light decorations
- Doorway, key locked, to attic “machine room” which houses 50gal natural gas hot water heater and air condition system.
- 1 Cat-5 TV/Cable/Internet receptacles
- 1-“Showcase” double insulated, Low-E, (non hurricane impact) window with opening “Tilt Sash Double Hung”
- Closet with built in cabinets and hanging space
- Sliding Pocket Door
- Hunter Ceiling Fan in brushed nickel finish
- Separate wall switch for light and fan

2ND UPSTAIRS BEDROOM

- Hurricane Impact Rated “Showcase”, double insulated, Low-E (hurricane impact), Casement Window
- East facing view of the wetlands across the street and Offats Bayou / Moody Gardens
- Outside of casement window is a under-eave mounted receptacle for exterior xmas light decoration power
- Closet with key-lock attic access to large, lighted, floored, attic storage
- 1 Cat-5 TV/Cable/Internet receptacles
- Sliding Pocket Door
- Hunter Ceiling Fan in brushed nickel finish

- Separate wall switch for light and fan

EXTERIOR FEATURES

- Hardi-Plank Siding applied with **all** Stainless Steel Nails
- Hardi-Plank perforated enclosed eaves for superior attic ventilation
- Ridge vents on roof for attic ventilation
- Radiant barrier 5/8" roof decking
- 100 mph composite 30 year shingles (nailed with SS roofing nails)
- 2" X 6" Exterior Walls---Great for energy efficiency
- Cement Bulkhead and sidewalk on water side with floating 6X20 dock
- 867 sq ft of mostly covered deck space
- 288 sq ft work room and storage on ground level with double doors opening to lagoon
- Flow-through wall vents in ground level work room per city code.
- "BBQ Deck" is open air and has natural gas outlet
- 50 amp RV power receptacle, water, and 4" sewer connection for RV hookup on southeast corner of house
- 240V in place for future "hot tub" on ground level under the BBQ deck
- Piping in place for outdoor cold water shower
- Piping in place for cold water utility sink in the work room
- 30 amp power on NW corner for dock power application
- Covered stairwell under the house for bad weather
- Exterior stairwell light switches at top and bottom of stairs for safe nighttime entry (front and rear)
- Motion security lighting in front and under the home
- Separate water side outdoor lighting
- All utilities are underground
- All covered decks have rafters enclosed with exterior, painted, siding.
- All decks/stairs have stainless steel screws and nails