

# 2516 N. BAY PLACE

East Shore • Waterway Landing

## LOVE EAST SHORE

Simply, the best! A beautiful upscale community nestled along Lake Woodlands. So convenient to entertaining, shopping, dining and working in The Woodlands' Town Center, medical complexes and corporate campuses, the East Shore Garden District absolutely shines as The Woodlands crown jewel.

## LOVE THIS HOME

### LOCATION, LOCATION, LOCATION!

- Walk or take the free Woodlands Trolley to events, dining and shopping, including Tommy Bahama and HEB at Market Street and Truluck's and Whole Foods at Hughes Landing
- Enjoy listening to the outdoor concerts at the world-class Cynthia Woods Mitchell Pavilion and free music at Market Street and North Shore Park - take a chair and join your friends!
- Exercise on the paths around Lake Woodlands and along the Waterway and reserve canoes, paddleboards and waterway bikes for excursions on the lake
- Whew! Relax sitting on the balcony with a view of the Waterway and the sights and sounds of the annual Ironman Competition, Woodlands Marathon and July Fourth fireworks celebration
- Enjoy this vibrant community with great neighbors and nearby East Shore Ellipse Park and Clubhouse, offering two pools, fitness center, barbecue pavilion and reservable event space.

### FEATURES AND UPGRADES TO LOVE

- Contemporary and spacious end-unit townhome, with gorgeous natural daylight from abundance of windows throughout; large, lush corner greenspace and gas-light lanterns
- Wood-paneled elevator for easy access to floors 1-4
- Airy kitchen with Calacatta Gold marble subway tile backsplash, Kohler polished nickel fixtures and white apron sink, stainless Thermador appliances, Benedettini wood vent hood and cabinets, pullout shelves and beautiful, Calacatta quartz island area great for entertaining
- Spacious master and guest bedrooms with ensuite bathrooms plus half bathroom; open-concept living area with gas fireplace and gameroom with wet bar and wine refrigerator
- Large utility room with unique space for additional storage and workspace imagining
- Timeless 4.5" plantation shutters, motorized Roman shades and linen drapery
- 3,717 square feet per appraisal, and two-car attached garage with storage closet
- Utilities, monthly average: electricity - \$110, gas - \$60, water - \$49
- Completed May 2018 by Waterway Builders, with gated access, landscaped islands and brick pavers; 24-hour security managed by East Shore