

Home Features

- Located on 2 Acres 'On the Island' in Foster Creek Estates
 - Security Minded, Dead-end street with limited access.
 - Brick - Open Concept 3/4 Bedroom 2/1 Bath (1/2 Bath in Garage) about 2603 sq/ft
 - 14' x 24' Flex room separated from the Main Area, which can be used as an Office, Playroom, Video room, MIL/FIL room or a 4th Bedroom
 - 32' x 50' 3 Car Portege & Garage
 - Located in the Garage: 21' x 24' Man-Cave, Shop, Office, Garage, with A/C + Heat + Half Bath + Flooring, Counters & Cabinets.
 - The 3 car Garage + Portege with an Operational / Insulated 16' garage door w/ operator, has been converted to a 21' x 24' (500 sq/ft) Finished Room. (Sheetrock, paint & flooring) It is used as a Workshop / Remote office, Office Furniture, with a half bath, 2 A/C units, Internet Access, UPS Backup, Cabinetry & Counter tops + Work bench, LED Lighting.
- Second 9' x 24' Finished room (Sheetrock, paint & pained floor) consists of 2 each 8' Garage Doors forming a drive through for a Golf cart and a

Landscape Mower + additional storage for tools and misc items.

- Newly Remodeled Kitchen & Baths with new cabinetry with soft close Door & Drawers, Granite.
- The Residence 'Did Not Flood' during Harvey.
- No Mud Taxes! Property has an onsite Well & Aerobic Septic System.
- Low HOA dues which include Trash Pickup.
- New Composite Roof 12/2017 both on the House and Garage
- Residence has 'Cool-Ply' & Vent-skinned. Garage has 'Heat Bloc Ultra' Radiant Barrier
- Generac Standby Generator with an ATS which starts automatically during a power outage.
- 500 Gallon Underground Propane Tank, which fuels the Standby Generator & House/Water/Cooking System.
- 1.5 Acre Sprinkler System for the St. Augustine Lawn.
- Aerobic Septic System, Pumped out in 2021.
- Round Metal A/C Duct System. Professional installed by York Factory Engineer.
- Mature Pecan Trees (Former Pecan Orchard)
- 100% fenced backyard with a 6' Rod Iron Fencing.

800' @ \$34/ft is a 27.5k value.

- Home Video <https://youtu.be/VO90T6RjJN4>

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