

**LIST OF AMENITIES
FOR
71 DOLPHIN LANE
FREEPORT, TEXAS**

**ALL THE FUN IS RIGHT HERE
EXCEPT SHORT DRIVE TO BEACH!!!**

1. Awesome house large enough for two families to own!
2 kitchen and breakfast areas – room for separate family boats!
2. Three deep water boat slips –
Slip #1 - Currently leased on a month to month basis for \$600 a month; Lessee will give new owner up to a year lease if desired! It has it's own electric meter and bill and has a storage unit out front.
Slip #2 - Is ready to go and comes with separate air conditioned tackle/storage workroom located on the westerly side of home near the driveway that goes underneath the home to boat slips #2 and #3.
Slip #3 - Has poles that are boat lift ready for a multi-engine center console boat! Also comes with separate air conditioned tackle/storage workroom located near the driveway that goes to the two boat slips that are side by side.
3. All three slips have large areas for hanging out.
4. All three slips could be used by owner or leased out to generate revenue.
5. Driveway to boat slips underneath home great for loading and unloading
6. One car garage currently used for storage.
7. Home has three air conditioning units, all approximately three years old.
8. Huge area for cooking and dining on downstairs patio. Also has a half bath and refrigerator so no need to ever go upstairs!
9. The deck around the property is great for fishing and crabbing.
10. Skiff lift at bulkhead stays with home.
11. Home is across from Inter-coastal waterway.
12. Home is across from Bridge Harbor Yacht Club and Resort Marina, which has nice restaurant, bar, refueling facilities, pool, tennis, shopping and more. More information can be found at www.bridgeharbormarina.com.
13. Approximately 5 minutes to the public Surfside Beach! You are allowed to drive a car on this beach!!
14. Items that will remain with the home are 1) washer and dryer, 2) both refrigerators inside home, 3) refrigerator on downstairs patio area, 4) grill located on downstairs patio, 5) TV's inside home, 6) smoker located in garage, and 7) wooden table on westerly side patio.
15. Items that can be purchased are 1) all bedroom furniture, 2) some living room furniture including the sofa, chairs, tree, and sofa table, 3) the den furniture, and 4) the breakfast table near the den.
16. Items that are definitely NOT for sale are 1) pirate statue, 2) elephant table, 3) coffee table in great room, 4) large wooden dining table and chairs near great room, 5) all outdoor furniture downstairs and on the decks, except the wooden table on westerly side patio that will be left, and 6) the fish by the pool. The Seller will also take some of the wall furnishings.