



## 3574 County Road 506 Amenities

- Complete remodel to the studs in 2012 resulted in a custom home
- Roof - 2013
- Foundation - D-square - transferable warranty - 2012
- HVAC - 2014
- Wood-like laminate flooring - 2022
- Double pane windows - 2022
- Blown foam insulation - 2013
- Pec Plumbing and tankless water heater
- Culligan water softener & reverse osmosis - 2012
- Aerobic septic system replaced 2013
- Propane refilled March 2022
- Nugget ice maker makes 60 lbs. per day/drains each night and refills next day
- Electrolux 6 ft. refrigerator/freezer stays with the house
- Custom cabinets, granite countertops, under cabinet lighting
- Laundry/mudroom has 3 closets and granite counters on built-in cabinets
- 4th bedroom has one wall of built-in cabinets, desk height counter, 2 huge closets
- Gas fireplace and built-in desk and cabinets in living room; 2 sets of French doors to patio
- Covered patio, gas fireplace perfect for s'mores
- Additional patio space separate from house
- 2 fishing docks, boat lift and 236' bulkheaded riverfront
- **780 sq. ft. insulated shop with oversized doors on 3 sides - can accommodate up to 40' RV**
- Additional shed housing well pump with room for storage
- Controlled gate entrance

This lot is the highest spot in this area. The house flooded 18" during Hurricane Harvey due to massive release of water after a local plant dammed the river upstream.