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## Property Features & Additional Information

1203 N Shore Dr. Clear Lake Shores, TX 77565

### Structural/Mechanical:

- Custom home completed in 1996
- Desal Generator (Norpro 15KW)
- HVAC systems (2x 4-ton units and a Mitsubishi mini split)
- Open and close cell spray foam insulation throughout the attic and vaulted ceilings
- High impact safety, security and sun film on all windows (no hurricane shutters needed)
- Gutter leaf guard protection system
- Sprinkler system (all beds)
- No flooding (located on one of the highest elevations of the island)

### Interior:

- Beautiful European inspired architectural accents throughout including stain glass on cabinetry and windows, mahogany wood beams, archways and built-ins plus a decorative iron staircase
- 600+ Sf. on ground level with a full kitchen, full bath and covered patio (perfect private guest quarters, multigenerational living space, office/study, or fabulous additional entertaining area)
- Another 575+ Sf. Media/Game room on the top floor with stunning views, beautiful built-in shelving, custom built -in projector or big screen media space, storge closet and balcony access.
- Gourmet kitchen with custom cabinetry, 5 burner gas range, double oven, pot filler & 3 warming drawers
- Walk-in pantry with additional prep sink
- Spacious Primary with endless views, gas fireplace double sided to be enjoyed in the jet tub
- Large open concept great room with gas fireplace
- Warm hard wood, marble or tile floors throughout (no carpet)
- Crown molding throughout entire house
- 2 laundry areas

### Exterior

- 6,842 lot with 100+ ft. of unobstructed views of Clear Lake
- 38 ft. waterfront lease with 100 ft. dock with a 10,000 lb. boat lift (right side) with water, electric and floating stairs will convey with the sale
- 3 levels of spacious covered front decks/patios with fans and lighting
- Exterior remote-control blinds on main patio
- Lush landscape with and fully fenced front yard

**Insurance:** Flood: \$927 (annual) Homeowners: \$1,721 (annual) Windstorm: \$3,936 (annual)

\*\*\*This information has been provided by the seller as a courtesy only. Insurance cost will vary due to multiple factors. All Buyers should obtain a home inspection, insurance quotes, and verify all information independently. \*\*\*