

## Features & Upgrades

3410 W. Bayou Dr, Shoreacres TX 77571

- Close to 1 acre of property with mature trees throughout with peace and tranquility. Nature surrounds this property.
- Bayou view in front of the home – kayaking, fishing, etc.
- This property has been owned by a family for the last 70 years.
- Sitting Areas in various areas throughout the property for serenity.
- This house has never flooded.
- Nice foyer, four bedrooms, two baths, formal dining, nice size living area with built in shelves & a gas fireplace, breakfast room, kitchen has a breakfast bar & a **large** mud room/utility room. Open to kitchen, breakfast & living area.
- Split floor plan with 4<sup>th</sup> bedroom at back of home, -could be study, gym, etc.
- Large sitting porch to enjoy the water view and tranquility. Stained Glass front door.
- Beautiful laminate flooring throughout.
- 1898 mantle stays in the house, which is located above the fireplace in the large living area with beautiful natural lighting to the backyard.
- Energy efficient windows throughout the house
- Fourth bedroom is being used for an office.
- Fenced – coated chain link fence with new gates.
- New balcony in back with storage below balcony – 1 year old.
- Deck on side of house – One year old
- Tuff Shed with shelves stays.
- Half the acre is wooded with nice trees and walking path to the back.
- This is a very nature-oriented property with birds seen throughout the property.
- **This house was built to sustain hurricane & wind storm with 36 concrete pier beams covered with beautiful brick.**
- Insulation under the home.
- Air condition, furnace, water heater have all been updated 5.5 years old.
- Large size walk-in closet on the primary and two of the secondary bedrooms
- Fans.
- House painted 2 years ago
- Washer & Dryer stay.
- Detached garage with remote.
- No MUD or HOA fees.
- La Porte ISD
- Close to Private fishing pier, boat dock, Heron Nature Park, Sylvan Beach, and a short drive to Kemah & Galveston. One mile from the Bay & Houston Yacht Club.