

## Amenities

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### *A few more reasons to love 106 Maple St, Port Neches TX*

- Majestic oak trees offer plenty of natural shade
- Just a stone's throw from the beautiful Neches River, you can watch ships from around the globe pass by while sitting on your front porch
- 2 bedroom, 2.5 bath
- Easy care vinyl plank flooring throughout
- Natural cedar columns add rustic Hill Country warmth
- New LG gas oven/stove w/ griddle w/ WIFI
- New LG microwave
- New LG dishwasher w/ WIFI
- New kitchen faucet w/ new drainage PVC piping
- New kitchen sink disposal
- New bathroom floors, all bathrooms
- New shower tiles/fixtures, both showers
- New vanities/sinks/fixtures in all bathrooms
- Massive 1500 sq ft Shop/Garage with 2<sup>nd</sup> full bath + laundry
- Shop area features two 10x12 roll up doors with new opener, camera & WIFI remote access
- New horse wire fencing w/ solar gate opener w/ WIFI remote
- Water recirculating pump on water heater, provides almost instant hot water at kitchen sink/dishwasher and master bathroom
- Air Oasis BiPolar 2400 air purifier
- Pick lemons from your own lemon tree right outside your door
- Located in sought after PNGISD
- Convenient location just 1 mile from city park, splash pad, public boat ramp and waterfront dining & entertainment!