

587 Neptune

-Construction completed in 2021

-1253 sf of living space

- approximately 20'x20' gazebo on canal with concrete floor

-Boat lift

-Dock

- 9 foot ceiling height and large windows give a spacious open feel

- laminated hurricane windows throughout

-2 BR 2 Bath plus "office"

-office is built to convert to a bedroom - Adding a door to the office will make it a functional bedroom. If a closet is needed one of two hallway pantries is on a common wall therefore the wall can be opened up in the office to convert the pantry into a closet for the bedroom

-walk-in master closet

- extra large storage closet in guest bedroom

- 2 pantries/closets in hallway

- in addition to storage in the two large closets and the two pantries, the attic provides a large storage area

-Elevator - this elevator is for cargo only, no passengers

-Durable and easy to clean vinyl plank flooring throughout

-Incredible views with great room windows and deck overlooking Old Caney

-iSpring WGB32B-KS 3-Stage Heavy Metal Reducing Whole House Water Filtration System w/ 20-Inch Sediment, KDF, and Carbon Block Filters. The 2nd stage FG25B-KS 20" x 4.5" compound filter is specially designed to remove chlorine, lead, mercury, hydrogen sulfide, heavy metals, pesticides, herbicides, odors, and other contaminants.

-iSpring PH100 6-Stage 100 GPD Under Sink Reverse Osmosis RO Drinking Water Filtration System. Capable of removing up to 99% of over 1,000 contaminants, including lead (removes up to 98% of lead), chlorine, fluoride, arsenic, asbestos, calcium, sodium, and more.

-Reverse Osmosis water filtration is on both the ice maker and the dedicated kitchen faucet

-Quartz countertops

- Tile Backsplash

-Induction cooktop on range

- Air Fryer feature in range oven

-High end double bowl stainless steel sink and faucet with disposal

- glass pendant lights over kitchen island

- Pleated window shades throughout with top/down and bottom/up shades in the great room and office

-Kitchen exhaust vent ducted to outside with hurricane protection on exterior vent

- Tile showers in both bathrooms

-Kohler Comfort height toilets with soft close seats

-Custom built vanities in both bathrooms

- Washer dryer closet with plumbing, light and vent fan

- washer dryer stack stay

-spray foam insulation roof, walls and floor - very efficient to heat and cool

- Locking Hurricane roller on entrance door

-1 car garage with door opener

- rough-in plumbing for toilet and sink in garage

- 50amp plug under house for RV or generator plug-in

-Concrete driveway

- Murphy bed in guest bedroom

- All furnishing new in 2021 or 2022
- Most furnishings stay - some exceptions
- Low maintenance landscaping
- LED lighting under and around outside of house
- 4 exterior security cameras
- Kayak rack
- 12"x12" pilings
- Fenced back yard
- Fiber network connected for internet with JEC
- fish cleaning station
- Approx 20'x20' gazebo on canal with concrete floor and large composite table
- Boat lift
- Dock