



# FEATURES & UPDATES

- NEW ROOF
- NEW HVAC & DUCTING
- NEW WATER HEATER
- 50% OF DECKING REPLACED
- COMPLETELY REPLUMBED WITH PEX
- UPDATED ELECTRICAL PANEL AND BREAKERS
- ALL NEW APPLIANCES
- NEW FLOORING
- NEW CARPET
- FRESH COAT OF PAINT
- FLOOD & MOTION LIGHTS
- 500 SF OF COVERED PATIO
- HUGE OPEN AIR METAL SHOP
- SHOP EQUIPPED WITH ELECTRICITY, WATER, AND 100 AMP PANEL
- COVERED RV PARKING
- COVERED BOAT PARKING
- JUST UNDER AN ACRE
- 2 STORAGE SHEDS
- LESS THAN 5 MINUTES TO HWY 45
- ABOUT 10 MINUTES FROM TANGER OUTLETS
- 20 MINUTES TO GALVESTON