



Address: 1442 LOTUS DR. TIKI ISLAND, TX 77554

	1,980 SqFt / 3 bed 3.5 bath	
	Built in 1982	
<u>YEAR</u>	<u>INTERIOR HOME FEATURES & UPDATES</u>	<u>NOTES</u>
	500-pound weight interior elevator	
	Freshly scraped & painted ceilings	
	2" wood blinds	
	Huge oversize living room with vaulted ceilings & tile floors	
	Tile in all wet areas	
	Large walk-in pantry	
	Texas size kitchen	
	Huge center island with cooktop	
	Granite countertops	
	Undermount sink	
	New tile backsplash	
	All Stainless appliances	
	Double oven (convection microwave)	
	New kitchen aid dishwasher- 2023	
	Under cabinet lighting	
	Some Glass cabinet fronts	
	Ample storage	
	Primary bedroom has new wood look tile flooring	
	Primary bedroom has wood plank accent wall	

	Seamless glass door, new faucets, marble backsplash at shower and tub. New Stand-alone tub. Vessel sinks, granite countertops, new cabinets, new mirrors and light fixtures.	
	His and hers separate closets	
	Secondary bathrooms- new vanities with vessel sinks, granite countertops, new mirrors, new fixtures, new faucets.	
	Fans in every room	
	3 bedrooms, 3.5 baths	
	Split floor plan	
	Reinforced piling, 2022	
	Carpet & paint 2018	
	Nest thermostat	
	Recessed lighting	
	Chair railing, crown molding & upgraded baseboards	
	Floor electrical plug outlet in living room	
	<u>EXTERIOR HOME FEATURES & UPDATES</u>	
	Outdoor kitchen-2018 with stone siding, tile mosaic backsplash, granite, stainless Propane gas grill, stainless trash drawer & stainless storage drawer.	
	Downstairs half bath inside garage with storage shelves	
	Ample sitting area outside upstairs & downstairs	
	Trex decking	
	Huge, covered patio overhang, facing the water	
	Upgraded light fixtures outside	
	Keyless front door lock	
	Unique & rare oversized & protected lot	
	92 feet of waterfront on desirable Tiki Lake, deep water canal	
	Cul-de-sac lot, quiet street!	

	New outside ac unit 2022	
	Double pane hurricane windows	
	Hurricane shutters	
	Two car oversized enclosed garage, 4 bay doors	
	10,000-pound double motorboat lift	
	New boat house ceiling	
	Large retractable Bait bucket with crank handle	
	Boat house pier with 3 green fishing lights (2 under water & 1 on balcony)	
	Fish cleaning station	
	Secondary boat or Jet Ski lift with movable arm	
	Side yard big enough for pool or trailer parking	
	Bull Frog Jacuzzi Hot tub	
	Fully fenced	
	<u>Items That Remain with House Sale:</u>	
	Washer & dryer – New 2023 Whirlpool Dryer	
	All outdoor patio furniture	
	Ping pong table	
	Some potted plants	
	Living room TV and mount bracket	
	<u>NEGOTIABLE ITEMS:</u>	
	New 2023 KitchenAid refrigerator	
	Primary bedroom- two nightstands, dresser, mattress & box spring	
	<u>NOTES & ADDITIONAL INFORMATION:</u>	

