

House for Sale – Sabine Pass, TX.  
5746 Dowling

1.04 Acres total  
Elevation Certificate 14.6" from ground to top of bottom floor  
Square footage conditioned area: 1158 sf  
plus covered porch across full width  
Wood structure built by Mark Williams 09/2019  
2 Bedroom / 2 bath  
Open concept living room / kitchen  
Lots of storage

Exterior Description:

RV hookup adjacent to house – includes 30 amp and 50 amp electrical and water/ sewer hook up  
Portable storage building – approximate dimensions 11' x 14'  
Fully concreted under house with built in picnic table  
Stairs and porch including railings built with composite boards  
Exterior motion lighting

Interior Description:

Large living area with open concept kitchen with large island and bar stools  
9' ceilings / 8' doors  
Custom cabinetry and trim work through  
Ceiling fans – living room and both bedrooms  
Master bathroom – sliding door separation, owners' closet (locks), large soaker tub, separate shower, double vanity, walk in closet  
Guest bathroom – tub/ shower combo with single vanity and cabinetry  
Lots of storage – master walk-in closet, hall storage closet, utility closet for stackable washer/dryer, large closet in 2<sup>nd</sup> bedroom, kitchen island cabinets on both sides, kitchen high cabinets

Furnishings included:

Living Room:

- 12' fabric couch with love seat feature on end (custom made)
- (2) swivel rockers
- (1) swivel chair
- (3) matching fabric ottomans
- Coffee table that raises into a table
- 55" TV – wall mounted with sound bar (Sony)
- Nautical large area rug

Kitchen:

Large center island with storage on both sides

Fully stocked with pots, pans, serving dishes, flatware set, storage containers, coffee pot, baking sheets, bar stools and more

Frigidaire side by side refrigerator with door icemaker

Frigidaire range with overhead microwave

Frigidaire dishwasher

Large stainless steel sink with garbage disposal

Bedroom 1:

(2) bunk beds (queen beds on top and bottom) with all bedding

Accessory table with 45" TV (Sony)

Bedroom 2: Master Suite

Queen size bed with all bedding

Side Chair

Nautical Rug

Full size stackable Electrolux washer / dryer (Hall location with folding door)

Hall closet

Central HVAC - heat pump with emergency strip heat

Water heater – with Off/ On switch to conserve electric usage

Framed artwork prints throughout

Porch: "L" shaped couch (purchased at Balboa)

Large fan built in custom made box with cover

Downstairs: composite furniture

(4) bar height chairs

(2) standard chairs

Built in composite table with (2) attached bench seats

Xmark riding lawn mower

BBQ pit

Fish fryer