

211 BAMAKU BEND

Features, Upgrades & Included Items

2022-2023 UPGRADES

- METAL ROOF NOVEMBER 2022
- 500 GALLON PROPANE TANK
- GENERAC GENERATOR
- ALL NEW STAINLESS STEEL APPLIANCES
- ADDED CEILING FANS TO OUTDOOR AREAS
- NEW HOT WATER HEATER
- APP CONTROLLED JELLYFISH SECURITY/HOLIDAY LIGHTING SYSTEM OUTSIDE
- NEW BOATLIFT
- NEW DOUBLE JET SKI LIFT
- ADDED LANDSCAPING
- WINDOW TINT
- RING CAMERA SYSTEM
- GOOGLE SMART HOME (ALL DOORS, THERMOSTATS TV ETC...)
- RING CAMERA SYSTEM
- CUSTOM MAILBOX
- NEW POOL PUMP
- 2 LIFTMASTER GARAGE DOOR OPENERS WITH CAMERAS
- QUARTERLY PEST SYSTEM WITH BAIT SYSTEMS (TERMINIX)
- ADDED GREEN LED FISHING LIGHTS

FEATURES

- 1 1/2 LOTS
- POOL
- BOAT LIFT AND DOUBLE JETSKI LIFT
- EACH BEDROOM HAS A FULL BATH
- EXTENSIVE OUTDOOR KITCHEN
- FISH CLEANING STATION WITH SINK
- SHORE POWER FOR BOAT
- 30 AMP PLUG IN DRIVEWAY
- MOTORIZED STORM SHUTTERS ON ALL FLOORS INCLUDING GROUND LEVEL
- FRENCH DRAIN SYSTEM IN YARD
- LAWN SPRINKLER SYSTEM

INCLUDED ITEMS

- COMMERCIAL ICE MAKER BY POOL
- ALL KITCHEN APPLIANCES
- ALL OUTDOOR KITCHEN APPLIANCES
- ALL INDOOR TVS (EXCLUDING TV IN FIRST FLOOR BEDROOM ON SOUTH CORNER OF HOME)
- OUTDOOR TV ABOVE OUTDOOR KITCHEN

211 Bamaku Bend Tiki Island TX

EXCLUSIONS

- BOATWASH.COM SYSTEM AND HOSES
- OUTSIDE SIGNS
- OUTSIDE ART

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Jet Ski & Boat Lift Specifications

- DOUBLE JET SKI LIFT IS DOCK MODEL CRADLE 4500 POUNDS WITH GEM REMOTE
- BOAT LIFT 8,500LB FULL STEEL LIFT
- 480 E-DRIVE, 1.5 HP MOTOR W/ COVER
- 5/16" STAINLESS CABLES & CLAMPS
- TEC II REMOTE BOX W/ ONE HANDHELD BUTTON, AUTO STOP & LIMITS
- BOAT CRADLE
- 6" GALVANIZED I-BEAMS
- 3 X 12 X 16' CARPETED BUNK BOARDS
- 4-BUNK BRACKETS
- 4 PIECES OF 6' LONG LINK CHAINS
- 4 PIECES OF 2.5" GRAY PIPE 4'-5'