

House Highlights—1708 Bayou Shore Dr Galveston, TX 77551 – January 2024

1. Beautiful and quiet neighborhood with peak-a-boo views of Offatts Bayou
2. Less than one-year old full surround exterior Vivint security system—keyless entry, lights & cameras at front pergola, front door, side yards, and back porch as well as interior living room/kitchen area. Smart phone enabled with optional monitoring subscription.
3. Fully furnished with living room furnishings less than two years old & outfitted by AFW and designed by Design Manager in Conroe, TX, AFW store.
4. Two reclining leather chairs from AFW-- fully adjustable for sleep
5. Carpet in the family room and entry from AFW
6. LED outdoor lighting in front and back yards highlighting palms, Bougainvillea, banana tree and plumeria shrubs
7. One year old large Smart TVs in family room & primary bedroom
8. One year old Samsung 1100-watt smart microwave
9. SS Professional Grade 36" gas range in kitchen—Frigidaire
10. SS Samsung 2-door fridge with icemaker & humidity controls
11. Brand new washer & dryer
12. Storm windows w/ hurricane certification
13. Pergola over driveway and back with UV screens
14. 2 ½ ton oversized HVAC system with 2022 evaporated coils & upgraded refrigerant system.
15. Irrigation system for front and back yard with micro irrigation system for inset garden and front flower bed and lantana/palm trees—all timer-controlled.
16. Brick patio with old school grouting
17. Lush tropical gardens
18. Single story- no stairs
19. Newer plumbing & electrical
20. Custom large pantry
21. Red oak flooring, nail-down & Saltillo tiles in kitchen
22. Gourmet kitchen

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23. Wine refrigerator
24. Custom built-ins, living room, hallway, & primary bedroom
25. Beautiful black granite in living area, kitchen, and primary bedroom
26. Crown molding throughout home
27. R-19 insulation throughout interior and exterior walls, R-30 insulation in attic
28. Hardie exterior home siding
29. Flagstone entry
30. Internet-integrated thermostat for smart phone
31. Tall locking safe behind locking closet door
32. Hard-wired smoke detectors
33. CO monitors