

# 1228 1ST ST

AND HERE'S  
WHAT YOU  
NEED TO KNOW

## Improvements and Special Features...

- Elevator
- Granite counter tops with tile backsplash in kitchen
- Large island & Spacious Pantry
- Chlorine Swimming pool oasis with pool chiller/cooler
- Appliances to stay include, refrigerator, stove, double ovens, and dishwasher
- Hard wood floors throughout
- New HVAC (2022)
- New roof on house and carport (2023)
- Fishing dock
- Landscape irrigation with timer
- Landscape night lights
- Security lighting on deck
- Workshop under house
- Alarm system
- All weather scenic sunroom
- Scenic deck upstairs
- Plantation shutters on front windows

## AND THERE'S MORE ...

- Views, Views, Views from the Privacy of Your Home Include:
  - Stunning water views
  - Kemah Fireworks
  - Stunning sunrises
  - Tons of dining spots and places to hear live music nearby
  - Sailing and boating marinas nearby
  - Current owners host a Bed & Breakfast visit <https://www.thepelicansnestbnb.com/> or The Pelicans Nest Bed & Breakfast (The Nest) on Airbnb to see more photos and highly rated guest favorited reviews.