

336 Lake Street, Bridge City, TX

- **Never flooded** – flood insurance not required – although so close to Sabine Lake and great fishing and crabbing, this property is on a ridge and the street slopes away from the lot in both directions. Owners have flood insurance coverage on the property which is at the lowest tier pricing. The property is in Zone X. Flood insurance may be assumed by buyer for remaining of 1 year term which began 9/10/23.
- Home elevation is 11.1 ft., which is 1.1 foot above the center line of the street.
- New Construction completed 2023 –
- Home exceeds current National energy efficiency standards and has blown in insulation on walls and attic; passed blower door/duct blaster testing
- Termite Treated during construction
- Concrete drive with Double car parking in front of house and single carport
- We currently have a lawn service that maintains the property for \$130 per month
- Security lighting in eaves
- Historic Coastal Style exterior is Hardie Cedarmill cement siding and painted with Sherwin Williams Superpaint in historic colorway color Sea Glass
- Front porch light is purchased from a New Orleans company in the classic gas lamp style, although it is a modern electric fixture. This light would have been appropriate to the historic shotgun style homes in New Orleans. It is finished in a weathered copper color to replicate the original copper fixtures in the French Quarter of New Orleans.
- Windows are colonial (for the period of the Historic Coastal style) and are argon-filled energy efficient windows.
- Roof materials are Architectural high-definition shingles with algae protection
- Inside, the living room has soaring cathedral ceilings that peak at 16' giving the feel of a much larger home.
- Upstairs ceilings are 9' in height. Downstairs ceilings vary in height with a step up in the master bedroom ceiling.
- The kitchen area is beautiful with island seating and dining space that includes window seating.
- Kitchen has cabinets galore! It's a cooks kitchen – or a collector's kitchen – with more kitchen storage than many larger homes, including a full wall of cabinetry built in around the window seating.
- Home has high end lighting fixtures throughout.
- Located in a short hallway between the kitchen and laundry is a beautiful half bath. On the wall behind the sink the full wall is tiled in a soft muted decorative tile – to the ceiling!

- There is a wall mounted sink with golf fixtures and custom cabinetry over the toilet for storage.
- Special accents include a beautiful modern wood block wall in the master bedroom painted in SW Moody Blue for accent.
- The Master bedroom is huge, with plenty of room for a king bed. It's located at the back for the house for solitude. It includes a double door exit to the rear porch, a great place to have coffee in the morning. A Sliding barn door separates the dressing area from the master bedroom. The master bath and dressing area are separate to provide privacy.
- All of the interior doors are solid core 5 panel doors – beautiful, heavy weight doors with matte black knobs.
- Both bathrooms are accented with nickel gap horizontal ship lap style walls.
- Living room fireplace wall has horizontal nickel gap to the ceiling, with a lovely coastal inspired herringbone marble tile surround in seashell colorways.
- Floors are luxury vinyl tile in a washed oak coastal style wood floor pattern,;
- Master bathroom floors are classic style octagonal real marble in varying tones of cool colors.
- Porcelain ceramic tile from Italy is in the large laundry room, styled in a pattern that reflects the historic coastal that the house replicates.
- Hall bath and Master Bath have marble topped vanities. Tub and shower surrounds are engineered stone for easy maintenance.
- Bathroom toilets are seat height fixtures
- Master Bath and hall bath have custom built wood cabinets over the toilets
- Kitchen counter tops are 1-1/4" thick beautiful Blue Dunes stone -a natural stone that is composed of fused layers of granite and quartz that were formed over thousands of years of volcanic activity. It is harder than marble and much easier to keep, needing sealing only occasionally. (recommended more frequently if caustic materials are used to clean the countertops – and can be sealed after cleaning with a good countertop penetrating sealer and sponged on which can be purchased at Home Depot, Lowes, etc.) Blue dunes granite has a hardness of 6-7 on the Mohs hardness scale which is twice the hardness of marble.
- Kitchen backsplash is hand -made tile imported from Italy and has an iridescent glaze finish, irregular edges and is installed in a vertical stack pattern.
- Natural Gas fireplace does heat and has remote access and temperature/blower controls.
- Appliances – Stainless GE 5 burner gas range, GE tall tub dishwasher and a microwave drawer.

- Laundry room – a great family size with a clothes pole and custom cabinets. Dryer has electric hookups. Dryer vents to the outside of the house. Plenty of room in laundry for an extra refrigerator or freezer.
- Currently fenced on two sides with remaining fencing to be installed. 6' privacy fence.
- Back door exiting laundry room has mini-blind in door to control light/heat, as do double doors to rear porch exiting living room.
- Attic access is in the large landing upstairs and there is a light located just inside the attic, switched in the hallway. Ample storage in the attic.
- Water heater is a whole house natural gas tankless system.
- Electrical breaker box is located in the hallway adjacent to the laundry room for convenience. It is labeled for reference and has additional amperage available in the box for future add on.
- Front porch eaves have Christmas light plugs and a light switch for that is located in the living room by the front door.
- Rear flood lights are controlled by a switch in the master bedroom
- Kitchen cabinets are all wood, custom built with soft close guides. There is a pullout drawer for the trash which is located in the island.
- Kitchen has a large granite composite dual sink with modern black/gold finish fixtures/ kitchen has a sprayer, and there is a switch for the garbage disposal.
- Kitchen has undercabinet lighting and a 680CF venting blower for the range which is inside a custom built wood shroud.
- Second large bedroom has full wall of closets, with built-ins and double sets of doors.
- Third bedroom has a large walk in closet.
- Recessed lighting is LED (no bulbs to change) throughout house
- Vent fans in hall bath, Heat vent fan in master bath
- Designer mirrors in both baths
- Matte black door knobs throughout house, matte black sink faucets in master bath with high volume
- Shower doors and tub doors are treated to help prevent hard water buildup.
- Large Walk in shower in large master bath with hand held spray in matte black. Large Rain shower head for those long, leisurely showers – with endless streams of hot water!
- Walk in closet in master bath with built in shelving.
- House is wired for cable
- High efficiency HVAC units – one unit downstairs, and one for upstairs with separate digital controls for efficiency.
- Natural Gas lines are located in the front of property
- City water/sewer services are located in the front of property
- Oversize depth City lot with plenty of space for backyard play or a pool!

- This subdivision is part of an historic area of fishing cottage properties planned by HJ Lutcher Stark in 1945 designed to be an area where he and friends could gather. The subdivision land was dedicated from the Lutcher/Moore lumber company and the original subdivision name was “Timberlake”. Over the years these cottages were handed down from family generations and rarely offered for sale. Hurricane Ike took out many of them and it was only after Ike that land in this area became more available for purchase. Several of the vacant lots and homes on Lake Street and surrounding area are still owned by the original families. (over the years, I remodeled/decorated several of these little houses when I had my interior design firm in Orange)
- About the builder – originally a licensed interior designer with a retail store in Orange, her family had been in construction all of her life and began her own construction company in the 1990’s as the first female licensed contractor in Texas. She and her husband met on a construction site and have been a team ever since. Together they have built hundreds of homes, custom and specs in the Golden Triangle area. It has been her dream to build new, efficient, and beautiful homes with a nod to our historic coastal roots. Currently they own 5 lots together on Lake Street – and plan to complete 5 Coastal Cottage historic style homes in this convenient location.