

THINGS TO LOVE ABOUT 16 DOLPHIN

East facing with shady afternoons

Oversized covered porch, extra deck, boathouse with upper party deck

Luxury vinyl plank flooring

Custom interior and exterior paint

Shiplap walls

Ceiling beams

Modern lighting and black fixtures

Additional living, bedroom, and bathroom downstairs with a mini split AC

Transferable flood insurance of \$742/year

Boatlift/boathouse with your boat in your yard. Saves you paying for boat storage

Upper boathouse party deck

Boating exit to Galveston Bay

Bayou Vista is a golf cart friendly community