

THINGS TO LOVE ABOUT 14 DOLPHIN & BAYOU VISTA

The home is East facing for shady afternoons

The large upper patio/deck for entertaining and/or relaxing

Vinyl bulkhead replaced in 2019

An oversized pier to dock a boat, fish, crab, swim or sit and watch the fish and birds

Upstairs windows replaced in 2022

Upstairs French door replaced in 2022

Roof replaced in 2021

Exterior and Interior stairs for transition ease

Downstairs flooring recently replaced with luxury vinyl plank

Roomy kitchen with updated appliances and breakfast bar

Dining area

Extra large family room upstairs overlooking the water

Large primary bedroom upstairs with ensuite and tons of storage

Flex room downstairs that could be an additional living space, office, bar area, game room, craft room or whatever

Two very large bedrooms downstairs with a full bathroom down

An oversized Mud room or storage room

Bayou Vista is a golf cart friendly community

Bayou Vista has a community pool, rec center, a police dept. and a volunteer fire dept.

Bayou Vista has 3 restaurants in close proximity, 3 small stores in close proximity, and a bait camp

Bayou Vista has many social clubs to join