## **Amenities & Upgrades**

## 2200 Crab Street, Crystal Beach

- Top quality new construction built by Easton Homes, est. completion May 2024
- Comes FULLY FURNISHED with all appliances and furniture, ready to rent for
- passive income or just bring your swimsuit and move right in!
- Exterior features premium moisture resistant Zip System (instead of just regular OSB)
- Living area built at 21' above sea level for lower insurance rates!
- Sod, landscape and sprinkler systems all included!
- Downstairs offers: wrap around bar, sand shower, foot wash station + sink area for fish cleaning, parties etc.
- · Garage with 8' door & electric opener
- Top-of-the-line Showcase windows
- · 3-point latch Neuma glass entry door
- Oversized deck with an ocean view perfect for entertaining or relaxing
- · LED lighting on deck, staircase and downstairs area
- 4 bedrooms plus office/hobby room
- 2nd story bedroom features 3 built-in twin daybeds for extra sitting area to watch TV or sleeping extra guests!
- Oversized kitchen island with seating
- Custom cabinetry by Texas Built Cabinets
- · Stainless appliances
- Tankless water heater
- 8' interior doors & 2" blinds on all bedroom windows
- Pantry + Interior laundry room
- Central vac system
- and so much more!!