

731 Marlin, Bayou Vista TX. 77563

2024- HVAC system

2021- Cargo Lift

2020- Roof

2018-2019- concrete bulkhead, tankless water heater up, 30 gallon water heater down, windows

Other Features and upgrades:

Oversized lot (1.5)

Chain link fence with double wide gate opening

Electric Iron gate

Outdoor kitchen/bar

Built-in Wall oven for outdoor kitchen/bar

Built-in microwave outdoor kitchen/bar

Hurricane shutters for outdoor kitchen/bar

Guest room (bed #3) and walk-in closet downstairs

Full Bathroom downstairs

Flex room downstairs currently used as a 4th bedroom

1 full garage

1 part garage

Additional decking

Massive covered area downstairs for entertaining

Covered stairs to front door (great for those rainy days)

Racks for kayak and paddleboards

Upstairs:

Throughout:

Plantation shutters

Updated lighting

Vinyl plank floors in living spaces

Tile floors in wet areas

Soft close cabinets

Kitchen:

Walk-in pantry

Stainless appliances

Quartz countertops

Travertine backsplash

Built-in Wall oven

Built-in Microwave

5 burner gas cooktop

Breakfast bar

Primary bedroom/bathroom:

Tile floor in bathroom

Walk-in shower

Soft close cabinets

Oversized linen closet

Walk-in closet

Bedroom #2 – upstairs:

Walk-in closet

Tile floor in bathroom

Updated tub/shower tile

Soft close cabinets

Double sinks

Extra linen cabinet

Laundry room:

Located upstairs

Accommodates a full-size washer and dryer

Built-in cabinets